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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER 24 GORFFENNAF 2024 am 1:00 y. p	WEDNESDAY, 24 JULY 2024 at 1.00 pm
SIAMBR Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER AND VIRTUALLY VIA ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (**Vice-Chair**)
Trefor LI Hughes MBE
John I Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (**Chair**)
Alwen P Watkin
Robin Williams
Liz Wood

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy

A g e n d a

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

MEMBERS OF THE COMMITTEE

Councillors:-

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (*Vice-Chair*)
Trefor LI Hughes MBE
John I Jones
Robert LI Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (*Chair*)
Alwen P Watkin
Robin Williams
Liz Wood

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1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES_(Pages 1 - 18)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 5 June, 2024.

4 SITE VISITS_(Pages 19 - 20)

To present the minutes of the Site Visits held on 19 June, 2024.

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_ (Pages 21 - 22)

6.1 FPL/2023/15 – Haulfryn, Scotland Terrace, Bodffordd
[FPL/2023/15](#)

7 APPLICATIONS ARISING_ (Pages 23 - 80)

7.1 FPL/2023/181 - Shirehall, Glanhwfa Road, Llangefni.
[FPL/2023/181](#)

7.2 FPL/2023/118 – Wern Farm, Pentraeth Road, Menai Bridge
[FPL/2023/118](#)

7.3 FPL/2023/328 – Capel Jerusalem, Llangoed
[FPL/2023/328](#)

7.4 FPL/2024/64 - Tyddyn Dylifws, Tyn y Gongl
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7.5 FPL/2023/61 – Taldrwst, Lon Fain, Dwyran
[FPL/2023/61](#)

7.6 FPL/2023/339 – Lane Ends, Llanelian
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7.7 FPL/2024/40 - Anglesey Golf Club, Station Road, Rhosneigr.
[FPL/2024/40](#)

7.8 HHP/2024/56 - 2 Saith Lathen, Ty Croes
[HHP/2024/56](#)

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

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12 REMAINDER OF APPLICATIONS_(Pages 81 - 122)

12.1 FPL/2024/37 – Haulfryn, Capel Mawr, Llangristiolus

[FPL/2024/37](#)

12.2 FPL/2023/353 - Cae Rhos, Porthdafarch Road, Holyhead,

[FPL/2023/353](#)

12.3 FPL/2020/104 - Ty'n Llain Estate, Llanfairpwll

[FPL/2020/104](#)

12.4 FPL/2023/364 - Ysgol Gynradd Morswyn, Cyttir Road, Holyhead.

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12.5 VAR/2024/31 - Land near Bryn Glas Estate, Brynsiencyn.

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12.6 FPL/2024/66 - Bryncelli Ddu, Llanddaniel

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13 OTHER MATTERS_(Pages 123 - 126)

13.1 MAO/2024/4 - Cae Braenar, Penrhos, Caergybi

[MAO/2024/4](#)

13.2 RM/2024/1 – Land adjacent to, Tyn y Ffynnon, Llannerch-y-medd

[RM/2024/1](#)

13.3 MAO/2024/7 – Tre Angharad, Bodedern

[MAO/2024/7](#)

Planning and Orders Committee

Minutes of the hybrid meeting held on 5 June 2024

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, T LI Hughes MBE, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Alwen Pennant Watkin, Robin Williams and Liz Wood
- IN ATTENDANCE:** Planning Enforcement Manager (SO),
Group Engineer (Development Control) and Traffic Management (AR),
Legal Services Manager (RJ),
Planning Assistants (DPS) & (SB),
Planning Portal & Systems Support Officer (MO),
Committee Officer (MEH),
Webcasting Officer (FT).
- APOLOGIES:** Councillor Neville Evans
Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change
- ALSO PRESENT:** Local Members: Councillors Carwyn Jones (application 7.1); Arfon Wyn (application 7.2); Aled Morris Jones & Derek Owen (application 12.1); Ieuan Williams (application 12.5)
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal (but not prejudicial) interest in respect of application 7.2 and on which he had received advice.

3 MINUTES

The minutes of the following meetings of the Planning and Orders Committee were confirmed as correct:-

- Minutes of the meeting held on 9 May, 2024;
- Minutes of the meeting held on 21 May, 2024 (Election of Chair/Vice-Chair)

4 SITE VISITS

The minutes of the Site Visits held on 22 May, 2024 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.3 and 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by this meeting of the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 FPL/2023/328 – Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed

The application was presented to the Planning and Orders Committee at the request of Local Members due to concerns regarding parking and traffic issues and over concentration of holiday accommodation in the area.

The Planning Enforcement Manager reported that the application site is located within the defined development boundary of Llangoed and the last use of the building was as a chapel which falls within use Class D1. Numerous objections have been received as regards to the application with 1 letter in support. A similar scheme for 4 holiday units was refused in 2022. The scheme has since been reduced in number from 4 to 3 holiday units and has provided Highway Technical Notes to confirm that adequate parking is available in the vicinity of the site to cater for this development. In addition, the application was accompanied by a detailed business plan which demonstrate the viability of the proposal. It is acknowledged that the proposal exceeds the 15% threshold for holiday homes at 15.36%. However, this is a marginal increase which assists to bring an otherwise vacant building in the centre of the village back into functional use. It is also necessary to consider the existing lawful use of the building which is a D1 use. The building could be used as a community hall or a creche which could potentially have a greater impact on traffic and parking as opposed to the use of the building as 3 holiday units and the robust conditions which would be attached to any approval granted. In terms of the highway concerns the Highway Authority has considered the proposal and the supporting Technical Highway Notes submitted as part of the latest proposal and on the basis that the proposal has been reduced from 4 to 3 units are now satisfied that parking associated with the proposal can be accommodated in the area identified as Zone A. If as a result of this development being approved a problem should occur, then the Highway Authority would review the situation and consider a Traffic Regulation Order to manage the parking outside the shop. From a residential amenity perspective, the proposal has been amended during the course of the application to ensure that the development would not overlook the immediate neighbouring property to the south. All windows on the south and rear elevation will be obscure glazed. In addition, the proposal is also considered acceptable and complies with the requirements of Policy AMG 5, the Environment Wales Act and the latest changes to Chapter 6 of Planning Policy Wales in terms of maintaining and enhancing biodiversity.

The Legal Services Manager read out a statement by Councillor Alun Roberts, a Local Member who was unable to attend the meeting.

The statement referred that the application has raised local and Community Council objections. There is lack of parking provision and the applicant has tried to address the issue within their supporting documentation, but the residents do not consider that the issues of parking have been addressed and especially near the local shop. It is evident that there is a lack of parking facilities due to the number of cars that are having to park on the street and having additional vehicles linked with this proposal would increase parking issues. The identified zones for parking are not realistic and do not consider the rights of local people who live in the area and who are finding difficulties in finding adequate parking as they do not have drives and garages. The data shows that the number of second homes and self-catering holiday accommodation in Llangoed area is 15.36% which is above the 15% threshold. The threshold of 15% should be adhered to and not be increased. There is a danger if approval is granted for this development that a precedent will be set with several other applications for similar holiday lettings accommodation in the Llangoed area and across the Island.

The Legal Services Manager read out a statement by Councillor Gary Pritchard, a Local Member who was unable to attend the meeting.

The statement referred that the development of Jerusalem Chapel is totally unsuitable as it will add to the parking and traffic problems that already exist in the village of Llangoed. As became apparent during the site visit last month, the site is opposite the only shop in the village which is extremely busy. There are no other suitable parking places either in the direction of the Village Hall or in the other direction towards the football field. Concerns were raised by the Highways Department in relation to the original application at the end of 2023 and Councillor Pritchard finds it difficult to see what has changed in the application that can alleviate these concerns and would suggest that it is obvious to everyone who attended the site visit that the traffic assessment does not reflect the reality of the situation. As well as the parking concerns, the 15% threshold which is suggested as the maximum number of holiday lettings units in each area, the threshold should be adhered to, or we will soon end up with a much higher threshold which is much less acceptable to our communities.

Councillor Carwyn Jones, a Local Member said that he agreed with the statements by his fellow Local Members. He expressed that on both sides of the Chapel there are residential dwellings. There is already an over provision of holiday accommodation in the area with second homes and self-catering holiday accommodation of 15.36% which is above the 15% threshold. However, the number of AirBnB's have not been included in the number of holiday accommodation figures, which, if done, would increase the threshold even further. He referred to the parking issues in the village and during the site visit, the identified parking zones A, B and C were full, even though it was during the time when people were in work. The proposed development will

potentially add 6 more vehicles with possibility of trailers and jet-skis. Councillor Jones further said that whilst the previous application for 4 holiday units was refused due to over-provision of holiday accommodation in the area and the traffic and parking demands generated by the development, he did not understand that reducing the holiday unit from 4 to 3 constituted a recommendation of approval of the application. He asked the Committee to refuse the application due to inadequate parking provisions and traffic issues in the area.

In response to the statements by the Local Members, the Planning Enforcement Manager accepted that the provision of combined holiday homes provision in the Llangoed area has slightly exceeded the 15% threshold as set out within the Supplementary Planning Guidance but refusing the application in this respect would be open for an appeal with PEDW approving similar application. He accepted also that there is a high volume of traffic in the area with a shop nearby and residents parking on the side of the road but whilst visiting the site it was evident that there was empty space in parking Zone A and in the car park nearby.

Councillor Jackie Lewis ascertained as to when the Traffic Management Assessment was conducted as she considered that there are traffic and parking issues in the area of this proposed development and the need for parking facilities will increase during the summer months especially due to the increase in AirBnB's in the area. The Group Engineer (Development Control) and Traffic Management responded that the Traffic Management Assessment was conducted when the previous application was submitted for 4 holiday units between the hours of 7.00 a.m., and 9.30 a.m., and 4.00 p.m. and 8.00 p.m. He noted that when this application was presented the Highways Authority visited the site and concluded that there is capacity in the area to accommodate the additional vehicles associated with this proposed development.

Councillor Dafydd Roberts said that with the addition of AirBnB's, which could have more than one family staying in the dwelling would increase the parking and traffic issues. He noted that including the amount of AirBnB's in the data of second homes and self-catering holiday accommodation would mean that the 15% would be much higher. The Planning Enforcement Manager responded that there is no requirement to include AirBnB's in the data for second homes and self-catering holiday accommodation.

Councillor Jeff Evans said that he had concerns that the old Capel will become derelict if no alternative use is to be made of the Capel. The Highways Authority have indicated that there are adequate parking facilities in the area. He proposed that the application be approved in accordance with the Officer's recommendation. There was no seconder to the proposal of approval.

Councillor Robin Williams said that the threshold for second homes and self-catering holiday accommodation is already more than 15% in this area and he considered that there is over saturation of such holiday lets if you add in the 102 AirBnB's currently advertised as available for let in one week in

September in the vicinity from Beaumaris to Llanddona. He said that villages will have no permanent homes for local people to live and the Seiriol area is 'over-run' with holiday units. Councillor Williams proposed that the application be refused contrary to the Officer's recommendation as the development would exceed the threshold for holiday accommodation in the Llangoed area which is already over 15% and does not include the number of AirBnB's in the area. Councillor John I Jones seconded the proposal of refusal.

Councillor Liz Wood abstained from voting as she was not in attendance at the site visit to the site.

It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was considered that the development would exceed the 15% threshold for holiday accommodation in the Llangoed area as noted within the Supplementary Planning Guidance (and that the number of AirBnB's have not include in number of holiday accommodation units and their inclusion would take the figure well beyond the 15% threshold).

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.)

7.2 FPL/2023/61 – Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at Taldrwst, Lon Fain, Dwyran

(Councillor John I Jones declared a personal (but not prejudicial) interest in respect of the application and of which he had received advice and was able to speak and vote).

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1 November, 2023, the committee resolved to conduct a physical site visit which subsequently took place on 15 November, 2023. At its meeting held on 6 December, 2023 the committee resolved to refuse the application contrary to the Officer's recommendation on the grounds that insufficient drainage information had been received to allow members to come to a decision.

The Planning Enforcement Manager reported that surface water matters are outside of the remit of the planning process, the developer has agreed to provide this information for the benefit of the planning committee so as a decision may be made. At the time of writing this report, the developer has obtained SuDS approval from the Local Authority as the SAB approval body. Following discussions with Dŵr Cymru and the SAB team, the drainage scheme was satisfactorily amended and as such the previous concerns were overcome. At the committee held on the 6 December, 2023, members resolved to refuse the application on the sole basis that there was insufficient drainage information for them to make a decision. As SAB approval has been

granted, it is considered the single reason for refusal has been overcome and thus there is no reason for the members to continue with their resolution to refuse.

Councillor Arfon Wyn, a Local Member said that the main reason that this application should be refused is that the area has saturated ground. The Dwyran Flood Partnership Group monitor the situation daily and most of the members of the partnership live close to the Taldrwst site. He further referred that the concerns of these local residents need to be taken into account and there is a possibility that sewage will flow into their homes from soakaways from the site. He further said that Lôn Fain is narrow road, with school children walking on the side of the road from the housing estate above the Taldrwst site. The road joining the junction onto the road towards Newborough has limited visibility and additional cars from this proposed development will increase the traffic. Councillor Wyn expressed that saturating the area with holiday accommodation and the whole of Anglesey is concerning. There is numerous other holiday accommodation in the area; within a radius of 5 miles there are 8 holiday developments together with the Plas Coch Holiday Park. He noted consideration needs to be given to the Joint Local Development Plan's provision as regards to the Area of Outstanding Natural Beauty (AONB) which needs to be safeguarded as the chalet development would be opposite an AONB area. The quality of the lives of local residents also needs to be taken into account as they live near the proposed site with additional traffic and noise pollution from the site. He further said that there are concerns of sewerage overflow as the development site is on high ground and the soakaways should be at least 1.3m into the ground but the bedrock at this location is only 0.8m. The residents would have the right to claim compensation from the Council if flooding was to arise from the approval of this application. He asked the Committee to refuse the application for the benefit of the local residents.

In response to the comments made by the Local Member, the Planning Enforcement Manager responded that the main reasons for refusing the application at the meeting held on 6 December, 2023 were drainage issues and the applicant has addressed these issues.

Councillor John I Jones, a Local Member said that numerous reasons for refusing the application at the meeting held on 6 December, 2023 were raised.

The Legal Services Manager reminded the Committee that this was returning after an extended cooling-off period and the purpose of the report is for the Officers to address the issue for refusing the application due to insufficient drainage information, and SuDS approval has been received from the Local Authority as the SAB approval body. He noted that officers will not have the opportunity to consider other grounds for refusing the application.

Councillor John I Jones continued that the access from the site joins a narrow single-track road. 26 parking places are being afforded within the proposed development and these vehicles will travel towards the junction joining the main road to Newborough. There is a potential of 50 to 70 people staying in

these proposed chalets with a 10% increase in the population of the village and questions were raised to whether the doctor's surgery has been consulted if they could accommodate these people who may need medical treatment. He further referred to the work of the Dwyran Flood Partnership Group and NRW has indicated that additional drainage works needs to be undertaken in the area due to risks of the Afon Braint flooding. There is at present 90% chance of immense flood risks in the area. Whilst it is accepted that the Taldrwst site is not within the flood zone; the site is only 15 metres from the flood zone. There has been 200% increase in the rainfall this year alone. Councillor Jones further referred to planning policies PCYFF 2 and PCYFF 3. With regard to planning policy PCYFF 2 – he noted that approval of the application would have a detrimental effect on the neighbouring dwellings. PCYFF 3 - the screening of the site will not be screened from the main road during the winter months. PCYFF 4 - He referred to the immense traffic problems in the area due to people visiting Llanddwyn Beach during the summer months. There is no pavement nor cycle provision from the site for people to visit the beach or other attractions in the vicinity and visitors to the proposed development would need to use their vehicles which will increase the traffic in the area. He further said that the site is near the AONB which could result being recognised as a national landscape area. The Community Council, local residents and both the Local Members object to this application.

Councillor Dafydd Roberts referred to Planning Policy Wales Edition 12 which refers to surface water and climate change issues; the Policy refers that such a development should reduce the risk of flooding. The Planning Enforcement Manager responded that consideration has been given to the planning policies and the Authority is satisfied by the information received by the developer. The SuDs approval is outside the remit of the planning process and the Planning Officer's report outlines that SAB approval has been granted on 16 May, 2024 and has been scrutinised by external consultants.

Councillor Jeff Evans said that the application has been considered previously at its meeting held on 6 December, 2023 and the sole reason for refusing was insufficient drainage information. The single reason for refusal has been overcome as SuDs application been approved. He considered that there was ample opportunity to raise the other reasons referred to at this meeting for the reasons to refuse the application and that the Committee would face an appeal if the application was refused. Councillor Jeff Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation as it is contrary to planning policy PCYFF 2, PCYFF 3 and PCYFF 4. Councillor Alwen Watkin seconded the proposal of refusal.

The Legal Services Manager said that the reasons given for refusing the application were not reasons for refusing the application at the Planning and Orders Committee at its meeting held on 6 December, 2024. He suggested whether the Committee wanted a further 'cooling-off' period to allow the

Officer's to address the reasons for refusing the application raised at this meeting.

Councillor Jeff Evans said that he would withdraw his proposal of approval of the application to allow for a further 'cooling-off' period to address the additional reasons raised at this Committee. Councillor T LI Hughes MBE seconded the proposal.

Councillor John I Jones said that he considered that the application has been considered and he did not agree that a further 'cooling-off' period needed to be undertaken. There was no seconder to the proposal.

It was RESOLVED to defer the application to the next meeting as other material consideration were raised in objections to the application. These were: the proposal would amount to a nuisance to neighbours (contrary to policy PCYFF 2); there would be insufficient screening of the site (contrary to policy PCYFF 3); it would unacceptably add to local traffic (contrary to policy PCYFF 4); and the proposed access poses a danger to road users.

7.3 FPL/2023/118 – Full application for the change of use of land for the siting of 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception and site office together with construction of new on site roads, erection of package treatment building, construction of car parking area together with soft and hard landscaping and associate development at Wern Farm, Pentraeth Road, Menai Bridge

The application was presented to the Planning and Orders Committee at the request of two Local Members due to the Community Council's strong opinions regarding the scale of the development.

Public Speaker

Mr Elfed Williams, addressed the Committee, as the applicant's Agent, and said that Wern Farm is an established holiday site and the Members of the Committee on the Site Visit would have seen that there are dense trees surrounding the site and high walls and hedge screening the site from public view. There is an intention to plant additional trees and hedges to further enhance the screening and to close any gaps and this will also attract additional wildlife to the site. He noted that there are no nearby dwellings affected with only open land and trees. There is a bus stop near the entrance with a safe path leading up to it, similar to other parts of the old road. The Planning Officer's report notes that the application includes a number of technical inputs which have totally satisfied the Officers, NRW and all other authorities. During the public consultation, Members of Bro Cadnant and Seiriol were invited twice to visit the site but received no response. However, Councillors Alun Roberts and Carwyn Jones did attend the site on the 4th of October and they walked the land and following consideration they honestly said that they did not object, and that they appreciated the opportunity to see the hidden qualities of the site. He further said that there is a specialist report

which confirms the need and the commercial viability of such a site. It is accepted that there is a high volume of traffic passing the site at speed, but the entrance and the visibility splays conforms with the necessary measurements which is 215 meters in both directions and they are set exactly as they were given permission in 2016 and it is acceptable to the Highways Department and has not caused an accident and any Inspector would agree if there was an appeal. He referred that there is no effect on the Welsh language as there will be no permanent residents living on the site only visitors on holiday spending money in the local economy. Referring to Condition 03 in the report it is considered that the applicant has justified and satisfied fully every relevant policy to enable Officers to be able to recommend approval.

The Planning Enforcement Manager reported that as reported in the previous meeting this application is a major planning application which has already been subject to the statutory pre-application consultation process. The application site is located in the open countryside under provisions of policy PCYFF 1 of the Local Development Plan. The main policy consideration for the site is planning policy TWR 3. Overall, the proposal complies with policies for the reasons which have been detailed in the report. The development will only be permitted under policy TWR 3 outside of AONB's and SLA's where they comply with criterion (i) to (iii). Criterion (i) requires that it can be demonstrated that the proposed development does not lead to a significant intensification in the provision of static caravans, chalet or permanent alternative camping sites in the locality. Although the proposal is classified as being 'large scale' the proposal relates well to the existing built environment/urban landcover. The site is well screened from the A5025. Criterion (ii) of policy TWR 3 requires that the proposed development is of a high quality in terms of design, layout and appearance and is sited in an unobtrusive location which is well screened. The site is very well screened by the existing woodland and other trees surrounding the site. The local planning authority has worked with the applicant to ensure that an effective landscaping scheme has been brought forward that can be achieved. The proposal includes tree planting within the site, wildflower meadow, amenity grass, infilling hedges where required as well as extensive woodland planting in two main areas. The planting scheme is achievable and will have a positive impact on biodiversity and ecology. Although some trees within the site will be felled, as detailed in the Arboricultural Impact Report, the majority of these trees are Ash trees with signs of Ash dieback. The loss will be compensated through the planting of new trees and landscaping within the site. A condition will be placed on the permission to ensure full details of all new tree planting will be submitted to the local planning authority before work commences on the site. All ecological mitigation will also be conditioned accordingly, and it is considered that the proposal will bring positive ecological benefits to the site. Criterion (iii) states that the site should be close to the main highway network and adequate access should be provided without significantly harming landscape characteristics and features. Access to the site is obtained directly from the existing vehicular access with 215m visibility splays in both directions. Only minor work is required to the width of the main entrance to ensure that the access is 5.5m wide which will not significantly harm landscape characteristics and features. The proposal will be connected to a new sewage

treatment plant with a reed bed filtration system to improve water quality prior to discharging into the environment. Natural Resources Wales have confirmed that they are satisfied with the information provided with the planning application and raise no concern although a bespoke Environmental permit will be required in addition to any planning permission which may be granted. Due to the scale of the proposal, it will also be necessary for the applicant to provide an application to the SAB for approval prior to the commencement of the building work.

The Planning Enforcement Manager further said that in accordance with the Planning Wales Act 2015 the local planning authority has a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported in Planning Policy and accompanying Technical Advice Notes. A Welsh Language Statement has been submitted to support the planning application. The Welsh Language Officer of the Council has provided comments and does not have an objection to the application. The agent has confirmed that they are satisfied that any signage within the site will be bilingual with priority given to the Welsh Language; this will be conditioned to ensure compliance. 10 letters of objections were received and one letter in support during the consultation process. There are no immediate neighbours to the application site with the nearest dwellings being Merddyn y Groes which lies approximately 305metres from the site and Treffos Lodge which lies some 320metres from the site. The Traveller site lies some 480m to the Southwest. Due to intervening uses, mature woodland, and fields it is considered that the development is located far enough from the residential properties and will not harm their residential amenity. It is considered that the proposal aligns with material policies and is acceptable having weighted the material considerations described in the report. The site is in a sustainable location with a public right of way crossing the site which links the site to Llandegfan and Menai Bridge. A sustainable transport network is located nearby with access to Menai Bridge that has a range of shops, restaurants, and attractions. The development would be located on low lying ground classified predominantly as subgrade 3b of the Agricultural Land Classification which is surrounded by trees and hedges. The site will be further enhanced with additional landscaping and tree planting which will enhance biodiversity and further screen the development from the public right of way.

The Legal Services Manager read out a statement by Councillor Alun Roberts, a Local Member who was unable to attend the meeting.

The statement noted that the application has raised local and Community Council objections. There are several questions that needs to be addressed before coming to an opinion on the application. Firstly, whether the entrance from the main road is safe even after adaptations as cars travel at speed and there is a potential of 50 to 100 cars entering and leaving the site on a daily basis at different time of the day, including times of darkness, which could significantly increase the number of accidents; there has been a number of

accidents on the road passing the site with at least one fatality not far from the entrance to the site. Cars will need to be used from the site by tourists as there is a lack of shops and services available. The bus stop is some distance from the site and there is an insufficient path to enable walking on the road. A similar application was refused by the Planning and Orders Committee previously and was rejected on appeal. There are questions whether there is a need for such a large development and whether it is making the best use of agricultural land.

Councillor Carwyn Jones, a Local Member said that following an invitation by the applicant and agent he attended the site with his fellow Local Member, Councillor Alun Roberts in October last year to view the plans and the site. However, he wished to correct the comments made by the Agent that they did not object to the application, they did not express that they were supportive of the application. He expressed there are concerns by the Community Council as regards to this application and questions were raised during the Site Visit as regards to the intention of the applicant as regards to when the site will be ready, and the investment scheme proposed if it was granted permission. He accepted that the site was well screened, but questions need to be addressed whether there is a need for such a development of 55 caravans and the sustainability of such a large site.

Councillor Alwen Watkin said that she has concerns as regards to the entrance to the site and there is no pavement, just a grass verge by the roadside leading to Menai Bridge. She expressed that there is a high volume of traffic on the A5025 with cars travelling at speed and questioned the need for 55 additional caravans on the site and the effect that it could have on the Welsh language locally. Councillor Watkin questioned as to the definition of planning policy TWR 3 as regards similar developments locally as there are numerous similar developments on Anglesey and the coast especially.

In response, the Planning Enforcement Manager referred to comments as regards to the entrance to the site and noted that consultation has been undertaken with the Highways Authority who have raised no objection as it is considered that the 215 metres visibility space in both directions is adequate at this site. As regards to the need for such a development, the Planning Enforcement Manager said that a strong business case has been submitted with the application and other agencies are supportive of the scheme. He noted that the Planning Policy Unit have been consulted and are satisfied that it conforms to the relevant planning policies.

Councillor R LI Jones ascertained as to how many trees will be felled and the effect on habitats. Whilst accepting there will be extensive tree planting on the site, it will take time for the planting to mature. He noted that the Council is aiming for zero carbon by 2030 and it is important that details should be included within the reports as to the effect of such a development would have on the environment. Councillor Jones further expressed that such a development will have an effect on the Welsh language. The Planning

Enforcement Manager responded that the applicant is committed to planting extensive hedgerows and trees on the site which will enhance biodiversity. In response to the effect on the Welsh language he reiterated that a Welsh Language Statement has been submitted with the application and consultation has been undertaken with the Welsh Language Officer of the Council who has not raised any concerns that it will have a negative effect on the Welsh language.

Councillor Robin Williams also expressed concerns as to the entrance to the site as there is a high volume of traffic on the A5025 with cars travelling at speed with numerous accidents over the years and unfortunately one or two fatalities. He referred to a similar application the committee refused a few years ago in Caergeiliog as the site was unsustainable. He expressed that he was having difficulties understanding as to how Officer's recommendation was to approve this application as there is no pavement or path for walkers to enable them to be able to walk to the bus stop nor to the amenities in Menai Bridge.

The Group Engineer (Development Control) and Traffic Management said that the relevant guidelines refer that visibility splay of 215m is adequate on a highway with a maximum speed of 60mph. The accidents over the years and the fatality have no link to the use of the entrance to the site.

Councillor Jackie Lewis proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

Councillor Robin Williams proposed that the application be refused as it was considered that the access to the location is inadequate to cater for such a large-scale development and that the development is not in a sustainable location. Councillor Alwen Watkin seconded the proposal of refusal.

Following the vote of 5 in approval of the application and 6 against:-

It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was considered that the access to the location is inadequate to cater for such a large-scale development and that the development is not in a sustainable location.

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.)

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None were considered by this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2023/339 – Full application to change the design of the building together with a retrospective application for the installation of a package treatment plant at the boat store adjacent to Lane Ends, Llanelian

The application was presented to the Planning and Orders Committee at the request of two Local Members due to concerns of over development and local concerns.

Public Speakers

Mr Dafydd Griffiths, representing the Llanelian Community Council, **objecting** to the application, said that the Community Council did not object to the original Boathouse Planning Application linked to the domestic property Lane Ends. It was to be a high-quality boatshed building to include a double height boat storage area and a workshop with a general storage area above. When a building was constructed that did not have the functional attributes that would be expected of a 'boatshed' and of very different visual appearance to the plans granted permission, the Community Council objected to both applications that were lodged to retain the changes. The Community Council also made representations during the Planning and Environmental Decisions Wales (PEDW) appeal process. The applicant's appeal to retain the changes to the original planning application was rejected. On receipt of the current planning application to change the design the Community Council prepared two detailed response documents. The second document updated the first as more details became available. The document included comments, objections to some specific aspects, areas where changes were acceptable, two condition suggestions and requests for clarifications and assurances. The Community Council made a request to the Planning Department that a copy of the response to the Planning Application be shared in full, rather than in summary, with members of the Planning Committee. The Community Council understands that this is not the normal procedure, and members of the Planning and Orders Committee are only able to see the summary within the Agenda Reports Pack. As a statutory consultee the Community Council are disappointed that the Planning Committee have not had sight of the full version of the document. The Community Council continue to be concerned about two aspects of the proposed design changes - the boat storage area and the access ramp to the building. Whilst in general the summary of the Community Council's document notes the issues and comments raised the section on the boat storage area does not capture an important aspect of the Community Council's response.

The Community Council formal response to the Planning Application noted the following:- “Visually having the main door to the boat store space more imposing due to both its height and width was an important feature of the original planning application. In the Community Council’s view any reduction in the height of the main boathouse aperture is unacceptable both visually and functionally as is the removal of the void for the reasons outlined by the planning inspector at appeal.”

The summary does not record that the Community Council quoted the relevant parts of the PEDW appeal decision document to support the Community Council’s objection to this aspect. It is the Community Council’s view that the comments of PEDW Inspector Claire MacFarlain in the appeal decision document about the impact on the future use of the Boathouse by the reduction in height of the ‘Boat Store’ aperture and the loss of the void space should be given significant weight by the Officers and Planning Committee when coming to a decision. The planning history of a particular site, including previous application decisions and appeal decisions is a material planning consideration and consistency of decision making is important. The Community Council request that Planning Committee members are provided with the PEDW appeal decision document in order to familiarise themselves with its content before making a decision. Finally, last Wednesday the Community Council became aware of further information about access to the boatshed. The Planning Officer notes in the Agenda Report Pack that: “The site levels on the proposed site plan show a 150mm step from the finish floor level of the building to the site adjacent, with the site sloping gradually in all directions further away from the building. The 150mm step is not considered to impact the use of the building, with the applicant proposing to use a temporary ramp for access. Due to the infrequent use of the building, this is considered appropriate and will allow the building to be used for its intended use as a boat store.” The Community Council asks the Planning Committee to defer making a decision until sufficient date to allow the Members to familiarise themselves with all the relevant information.

Mr Dafydd Jones, applicant’s Agent, in **support** of the application, referred to the original approval of the building in 2019 under reference 24C352 which was submitted by the original owner of the site. The use that was approved in accordance with the plans was the change of use from a paddock to residential land, the construction of a boat store/garage and a workshop. Since the land changed hands, the new owners have submitted planning applications to change the appearance and internal layout of the building to include a shower room and toilet as well as introducing a private sewer treatment plant so that they can make better and more comfortable use of the building while they attend it. He emphasized that the applicants have never tried to change the use of the building at all in any planning application, their intention is to continue using the building as a boat store and workshop. The external size or volume of the building has not been proposed to be changed in any planning application by the applicants. It is considered that the inclusion of a washroom and toilet in the building is acceptable as the public facilities adjacent are not open throughout the year. The private sewer treatment tank included in the planning application is the smallest tank in terms of size and capacity on the market. By considering that the applicants will be using boats etc. on the sea opposite the site it is feasible that they would need a place to wash within the building after coming out of the water. Since the concerns

regarding the use and changes to the building came to light, the applicant and agent has worked closely with the planning enforcement department and the planning officers to try to reach a satisfactory proposal for the building's appearance. The aim of this collaboration is to ensure that the applicant can use the building to its full potential and that the planning department is comfortable that the building is being built as close as possible to what was originally approved and that the building is not going to be used as anything other than boat storage and a workshop. Concerns have been raised by the Community Council regarding the use of the building, the size of the private sewer tank, the steps into the workshop and the number of parking spaces for the building. The applicants fully understand that they are not to use the building as anything other than boat storage and a workshop, the sewer tank is one of the smallest available on the market and the parking area have been moved and the lowest step is necessary to keep surface water out of the building as it is on the coast. The depth of the building of 5.3 metres limits the size of the boats that can be stored in the building which will be dinghies, rib boats and kayaks which do not need large doors to enter the building. Other sailing equipment will be stored in the boat store together with equipment connected to sailing. Sufficient space to turn boats onto a trailer and to park the trailer when not in use is required. The planning enforcement department have accepted that this is satisfactory and have recommended approval of the application. The applicants have received advice and have understood that if they were to use the building as anything other than boat storage and a workshop, the planning enforcement department will issue a notice for to them not to continue said use and they also understand that if they were to submit a planning application to convert the building to anything other than boat storage/workshop in the future, it would be rejected. The applicants understand that they have made a mistake by installing windows and glass doors to the building. They have therefore submitted a fair planning application to change the external appearance of the building to be more like what was originally approved and to include a washroom in the building. They have acknowledged their mistake and have since worked closely with the planning department and the planning enforcement department to reach this reasonable solution.

The Planning Enforcement Manager reported that the application relates to a two-storey detached building located on a parcel of land to the west of the dwelling known as Lane Ends at the edge of the settlement of Llaneilian. Planning permission was originally granted for the boat house in 2019 although the proposal was not built in accordance with the approved plans. Following an enforcement investigation which ultimately resulted in the service of a Breach of Condition Notice, an amended submission was presented in an attempt to regularise the changes. The application was refused however and subsequently dismissed on appeal. The current submission incorporates external amendments which are now reflective of the functional purpose of the building which was originally approved on site. A condition has also been imposed upon any approval granted which would require that all building works are completed within a 2-year time frame. In terms of impact upon residential amenity the principle of development as a boat store has previously been established. Its use as a boat store remains and will have no greater impact than that which was originally approved. Furthermore, no objections have been received in response to publicity afforded the application.

The Highways Authority have raised no objection to the alterations proposed to the vehicular access. This alteration will allow improved vehicular access together with the provision of a new car parking area on site. As a result of the updated advice in Chapter 6 of Planning Policy Wales ecological enhancements have now been secured as a result of the submission and conditions have been imposed a part of any approval granted to ensure that the required ecological measures and landscaping are carried out before the building is first brought into use. Similarly, a condition has been imposed which restricts the use of the building as a private boat store. The recommendation is one of approval of the application.

Councillor Aled M Jones, a Local Member said that there are immense concerns in the Llanelian area with regards to this application as it is currently not in use and could potentially in the future, be used as a residential annexe. Whilst accepting the planning conditions attached to any approval of the application, he requested that the application be deferred so as to allow for all the information be afforded to the Committee before making a decision as requested by the Community Council. He noted that the applicant has appealed that the windows in the building be restored which was rejected.

The Planning Enforcement Manager said that the Planning Enforcement Section has been at the forefront of the issues at the beginning of the retrospective application. He noted that clay has been removed from the site and disposed of unlawfully onto the beach. Enforcement was undertaken to ensure that the waste was dealt with in the appropriate manner. It came to the attention of the Planning Authority that the adaptations to the building was not in accordance with the approved plans and a breach of condition notice was served. The applicant appealed against the Authority's decision to retain the adaptations to the building, but PEDW Planning Inspectorate rejected the appeal. The application before this Committee is similar to the original application permitted. The applicant seeks to change the design of the building, making it more akin to its intended use as a boat store. The site levels on the proposed site plan shows a 150mm step from the finish floor level of the building to the site adjacent, with the site sloping gradually in all directions further away from the building. He further said that the new access to the site is acceptable to the Highways Authority, and it is considered that raising the levels of the site will provide adequate access to the boat store.

Councillor Derek Owen, a Local Member said that the concerns of the Community Council need to be considered before making a decision on the application.

Councillor Liz Wood proposed to defer consideration of the application to allow for the Committee to view the PEDW report. Councillor Robert LI Jones seconded the proposal of deferment.

It was RESOLVED to defer the application to allow for the Committee to view the PEDW report before making a decision.

12.2 FPL/2024/43 – Full application for the change of use of agricultural land to create an extension to the existing cemetery at Y Rhyd Cemetery, Cemaes

The application is presented to the Planning and Orders Committee as the application site is owned by the Council.

The Planning Enforcement Manager reported that the application site is located adjacent to the existing cemetery and to the development boundary, which is appropriate in terms of scale, type and is easily accessible by foot, cycle and public transport and therefore accords with the provisions of Criterion i, iv and v of planning policy ISA 2. Whilst it is accepted that the land is classified as Grade 3a agricultural there is an overriding need to provide burial facilities as the current cemetery has limited burial plots available.

Councillor T LI Hughes MBE proposed that the application be approved, and Councillor Liz Wood seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the written report.

12.3 VAR/2024/26 – Application under Section 73 for the variation of conditions (03) Ecology, (05) (Landscaping design) and (09) (Approved plans) of planning permission reference FPL/2023/141 (change of use of church into one residential dwelling) (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building) so as to allow amendment to location of the shed and removing trees to the rear of the building at English Presbyterian Church, Telford Road, Menai Bridge

The application is presented to the Planning and Orders Committee as the original planning application FPL/2023/141 was determined by the Committee.

The Planning Enforcement Manager reported that an arboricultural report has been submitted with the application which has identified that several trees have re-grown from coppiced stools resulting in multi-stemmed examples of poor form. The Ecologist has confirmed that the removal of two trees at the rear boundary of the site is unlikely to have any significant detrimental long term affect to the favourable conservation status of bats in the local area. The applicants are also requesting amendments to condition (09) of the previous approved application with the relocation of a garage and shed to 1m to both east and south boundaries. The overall size of the garage has been reduced to 4m x 7m with an overall reduction in footprint from 30.2 square metres to 28 square metres. An additional hedge is proposed together with two bat boxes installed on trees and two bird boxes on the garden shed.

Councillor Robin Williams proposed that the application be approved, and Councillor John I Jones seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the written report.

12.4 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shirehall, Glanhwfa Road, Llangejni

The application was presented to the Planning and Orders Committee at the request of Local Members due to local concerns on over-development, the need for these units, lack of parking and access in and out of the site.

Councillor Geraint Bebb and a Local Member requested that the Committee visit the site due to local concerns as to the narrow access to the site.

Councillor Robin Williams proposed that the site visit be conducted to the site and Councillor John I Jones seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.

12.5 FPL/2024/64 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at Tyddyn Dylifws, Tynyngogl

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns on the impact of the proposal upon neighbouring residential properties, visual impact, and the scale of the replacement dwelling.

Councillor Ieuan Williams, a Local Member requested that the Committee visit the site.

Councillor Geraint Bebb proposed that the site visit be conducted to the site and Councillor Alwen Watkin seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Member request for the reasons given.

12.6 HHP/2024/56 – Full application for alterations and extensions at 2 Saith Lathen, Ty Croes

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns regarding parking, building over drains and over-development of the site.

The Chair said that the Local Members, Councillors Neville Evans and Douglas M Fowlie had requested that the Committee visit the site.

Councillor T LI Hughes MBE proposed that a site visit be conducted to the site and Councillor Liz Wood seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.

12.7 FPL/2024/40 – Full application for the use of the existing year to site storage containers on land at Anglesey Golf Club, Station Road, Rhosneigr

The application was presented to the Planning and Orders Committee at the request of Local Members.

The Chair said that the Local Members, Councillors Neville Evans and Douglas M Fowlie had requested that the Committee visit the site.

Councillor Geraint Bebb proposed that a site visit be conducted to the site and Councillor Robin Williams seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.

12.8 FPL/2024/60 – Full application for the siting of a refreshment cabin at Trearddur Bay Football Ground

The application was presented to the Planning and Orders Committee as the application involves a site which is owned by the Local Authority.

The Planning Enforcement Manager reported that the application for the siting of a shipping container which will be used as a refreshment cabin at the Trearddur Bay Football Ground is considered to be acceptable in scale, which will integrate with the existing pavilion, having negligible impact on its built surrounding and natural environment due to its high-quality finish. It will provide refreshment facilities for those attending the football ground and will provide biodiversity enhancement and comply with all relevant policies. Two bird boxes will be placed on the container, with any external lighting complying with dark skies requirements.

Councillor T LI Hughes MBE proposed that the application be approved in accordance with the Officer's recommendation. Councillor John I Jones seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the written report.

13 OTHER MATTERS

None were considered by this meeting of the Planning and Orders Committee.

**COUNCILLOR KEN TAYLOR
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 19 June, 2024

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb (application 4 only), Neville Evans, Robert LI Jones, Jackie Lewis, Dafydd Roberts, Alwen Watkin, Robin Williams (application 1 & 4 only)
- IN ATTENDANCE:** Team Leader (GJ),
Team Leader (CR)
- APOLOGIES:** Councillors Jeff Evans, T LI Hughes MBE, John I Jones and Liz Wood
- ALSO PRESENT:** Local Member : Councillor Ieuan Williams (application 1)
-

1. FPL/2024/64 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at Tyddyn Dylifws, Tyn y Gongl

The Case Officer presented the application to the committee members. The site was viewed from the front of the dwelling and the committee members were shown the retrospective access and track.

2. HHP/2024/56 – Full application for alterations and extensions at 2 Saith Lathen, Ty Croes

The Planning Officer presented the planning application to the members of the Planning Committee. The application site was viewed from within the site. Members are now familiar with the site and its surroundings.

3. FPL/2024/40 – Full application for the use of the existing yard to site storage containers on land at Anglesey Golf Club, Station Road, Rhosneigr

The Planning Officer presented the planning application to the members of the Planning Committee. The application site was viewed from within the site. Members are now familiar with the site and its surroundings.

4. FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shirehall, Glanhwfa Road, Llangefni

The Case Officer presented the application to the committee members.

**COUNCILLOR KEN TAYLOR
CHAIR**

Planning Committee: 24/07/2024

6.1

Application Reference: FPL/2023/15

Applicant: Grwp Cynefin

Description: Full application for the erection of 15 affordable dwellings, creation of new vehicular and pedestrian access and creation of internal access road and associated works on land adjacent to

Site Address: Haulfryn, Scotland Terrace, Bodffordd.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Site Visit

Reason for Reporting to Committee

At the request of the Local Member.

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Planning Committee: 24/07/2024

7.1

Application Reference: FPL/2023/181

Applicant: Mr Tristan Haynes

Description: Application for the erection of 6 residential units together with associated development at

Site Address: Shirehall, Glanhwfa Road, Llangefni.



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

Both local members have called in the planning application to the Planning and Orders Committee due to local concern on over-development, the need for these units, lack of parking and access in and out of the site.

At the planning committee held on the 5th June, 2024 the members recommended a site visit takes place. On the 19th June a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

This is a full planning application for the erection of 6 residential units on land to the South East of the existing Shire Hall building in Llangefni.

The existing vehicular access from Glanhwfa Road will be used for the development and there will be 15 parking spaces available for the development.

Key Issues

- Policy Considerations
- Design
- Listed Buildings/Conservation Area
- Flooding
- Drainage
- Biodiversity
- Welsh Language
- Impact on Adjacent Residential Properties

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture

Policy ISA 3: Further and Higher Education Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 16: Housing Provision

Strategic Policy PS 17: Settlement Strategy

Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres

Policy TAI 8: Appropriate Housing Mix

Strategic Policy PS 18: Affordable Housing

Policy TAI 15: Affordable Housing Threshold & Distribution

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Supplementary Planning Guidance - Affordable Housing (2004)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 15: Development and Flood Risk (2004)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Planning and the Welsh Language (2017)
 Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Ymgynghoriadau Cynllunio YGC	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Gwasanaeth Addysg / Education Service	No requirement to provide education contribution due to sufficient spaces available in schools in the catchment area.
Betsi Cadwaladr University Health Board	No response
Cyngor Tref Llangefni Town Council	<ul style="list-style-type: none"> • Concerns regarding the drainage system and surface water in the area, • Overhead power lines, • Flooding issues due to the location close to Afon Cefni. • Impact on the Grade II Listed Building and the harmful impact of the development on the character of the area and the town. • Is there a need for this development. • Mature trees and wildlife under threat • Rugby club located next to the car park and the development is not in the right location.
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Ymgynghorydd Treftadaeth / Heritage Advisor	The Heritage Officer acknowledges that the scale, size and massing of the proposed development has been reduced. The Heritage Officer confirms that the proposal will not harm the setting of the adjacent Listed Building, character of the Conservation Area or views into and out of it.
Polisi Cynllunio / Planning Policy	General policy advice in relation to relevant policies of of the JLDP.

Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they are satisfied with the access and parking arrangements.
Swyddog Llwybrau Troed / Footpaths Officer	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The ecological advisor is satisfied with the ecological mitigation provided with this application.
Iechyd yr Amgylchedd / Environmental Health	General advice in relation to hours of construction, comments in relation to vibration and contaminated land.
Dwr Cymru Welsh Water	Conditional approval
GCAG / GAPS	Conditional approval recommended to ensure that appropriate archaeological mitigation is undertaken.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW have confirmed that their original concerns have been addressed in relation to flood risk and a condition should be placed on the permission so as to comply with the Flood Consequence Assessment submitted with the application.
Cynhorydd Geraint Ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
T Dylan Edwards	Comments in relation to the need to obtain consent from IOACC to cross Council owned land.

The application was afforded the posting of personal notification letters to the occupiers of the neighbouring properties and an advert in the local press due to the site being in a Conservation Area. The latest date for the receipt of representations was the 16/05/2023. At the time of writing this report, no representations had been received.

Relevant Planning History

None.

Main Planning Considerations

Policy Considerations

In the JLDP Llangefni is identified as an Urban Service Centre under Policy TAI 1 (Housing in Local Service Centres). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations.

Housing Considerations

The indicative supply level for Llangefni over the Plan period is 673 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) (485 on allocated sites and 188 on windfall sites). During the period of 2011 to 2022, a total of 197 units have been completed in Llangefni (126 on allocated sites and 71 on windfall sites). The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2022 stood at 67 units). The allocated sites landbank stood at 235. In April 2022, there were 154 sites allocated for housing in Llangefni without planning permission. This means that the proposal would mean that the indicative housing provision in Llangefni would not be exceeded. In light of the above mentioned figures under criterion (1b) of Policy PS 1 there is no need for a Welsh language statement to support the application.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. For proposals of 5 or more residential units a housing statement to support the application should be submitted. A housing statement has been received with the planning application and the Housing Department have confirmed that there is a need for 3 bedroom properties in Llangefni.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Llangefni. Since the proposed development proposes an increase of 6 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution. As Llangefni is situated within the 'Llangefni' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 6 units are proposed this means that 0.6 of the total new units should be affordable. The applicant has confirmed that the applicant will provide a financial contribution towards affordable housing. There will be a need to provide £49,999.99 financial contribution towards affordable housing. This will be subject of a legal S106 agreement.

Design

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

The proposed residential apartments comprises of a three-storey building with the roof space being used for residential purposes. The proposal includes 6no apartments across 3 floors and the attic space. The ground floor includes garden room/storage/WC. The first floor accommodates kitchen/dining/living area. The second floor accommodates 2 bedrooms and a bathroom and the attic space being used as third bedroom and en-suite.

The design of the building is of a contemporary style with the front and rear being a mixture of stone cladding/coloured render and grey aluminium windows and doors. The side elevations consist of a mixture of stonework, render and cladding and natural slate roof covering.

Each residential unit will be approx. 141 square metres floor area. This gives a total of 846 square metres total floor area for all 6 residential units. The height of the proposal will be slightly lower than the main Shire Hall building.

The application site is on the edge of the town centre and located within the development boundary of Llangefni. The proposal demonstrates high quality design which will fit in with the general form of development in the immediate area in accordance with Policy PCYFF3. Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. The site measures approximately 0.12 hectares, in accordance with the requirements of this policy the requirement would be a minimum of 3 residential units; however, the proposal would provide double the required housing units per hectare (6 number). Policy PCYFF2 states development should seek a minimum amount of housing per hectare and in some cases a higher density development is acceptable. Consideration has been given to the scale of the development and due to the location of the site within the development boundary of Llangefni, it is considered that a higher density development in this area is acceptable.

It is considered that the siting, appearance, scale, height, massing and elevation treatment complements the character and appearance of the area. It utilises materials appropriate to its surroundings and the existing mature trees on the IOACC boundary will screen the development from the East. The proposal therefore complies with Policy PCYFF3.

Listed Building/Conservation Area

Policies PS20: Preserving and where appropriate enhancing heritage assets and Policy AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens is relevant as all proposals will need to preserve and enhance heritage assets such as Listed Buildings and their curtilages and Conservation Areas.

The proposed site is located within the Llangefni Conservation Area and adjacent to the Grade II Listed Shire Hall and Grade II* listed Moriah Calvinistic Methodist Chapel including forecourt wall and gates. The Shire Hall in turn forms part of an excellent group of civic and religious buildings built at the turn of the century.

Amendments were made to the submission and the proposal has been reduced from 7 to 6 units and the height of the proposal has been reduced. This amendment ensures that the scale and massing will not have an adverse impact on the setting of the nearby Listed Buildings or on the Setting of the Conservation Area. The Heritage Officer has confirmed that the amended scheme will not harm the setting of the adjacent Listed Building, the character of the Conservation Area or views into and out of it.

Flooding

The site is abutting the Afon Cefni. The site is located close to Zone C2 of the Development Advice Map as referred to by the Technical Advice Note 15: Development and Flood Risk; however, the proposed building, the entry and exit routes to the building lies outside of the Zone C2 area. The Flood Map identifies that the margin of the site to be at risk of flooding and falls into Flood Zone 2 and 3 (Rivers) and the main source of flood risk to the site is from the Afon Cefni.

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the erection of 6 new residential units, therefore it is classed as highly vulnerable development. However, as stated above the new residential building is outside of the C2 flood zone and exit routes are also outside the C2 flood zone.

The ground floor level will be allocated for parking, garden room and storage while the first and second floor will be the living areas.

A Flood Consequence Assessment and three addendums has been received with the planning application. Natural Resources Wales initially had concerns relating to flood risk and the increased future flows due to climate change impacts over the lifetime of the development; however, following the third addendum to the FCA, NRW have confirmed that their previous concerns have been addressed.

NRW have confirmed that no structures/buildings should be erected within 4m of the retaining structure to ensure that the integrity of the retaining wall is not compromised. A riparian wildlife corridor should be provided between the Afon Cefni and the proposed apartment block, this will also ensure that NRW can inspect the river during times of flooding. A condition will be placed on the permission to ensure this is complied with. The apartment block is located approx. 5.6m.

away from the retaining wall of the Afon Cefni. The crest of the retaining wall is 8.92 AOD which is above the 1% AEP 2018 and the 1% AEP 2118. The third addendum to the FCA states that even under the most extreme conditions, the retaining wall will not be overtopped. The FFL of the ground floor of the apartment building will be 10.0 AOD, 1m above the crest of the wall and 1.5m above the 1% AEP 2118 level.

A Flood Risk Activity Permit will be required for any work or structure located under, over or within 8 metres of the Afon Cefni. The applicant will need to obtain this from NRW before work commences on the site.

The FCA confirms that the building is located outside the most extreme flood outline and access and egress to and from the building will remain flood-free under extreme conditions in accordance with the requirements of TAN 15.

Drainage

The development will be connected to the main foul drainage and surface water will be subject to a SuDS application with the outfall being discharged into the Afon Cefni.

Biodiversity

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG5 of the Joint Local Development Plan, Chapter 6 of the Environment Wales Act and the latest advice in PPW the proposal ensures that no existing trees will be affected by the development. The proposal includes bird and bee boxes to be installed on mature trees on the boundary of the car park. It is considered that the proposal is acceptable and complies with the requirements of Policy AMG5, the Environment Wales Act and the latest changes to Chapter 6 of PPW.

The existing mature trees will be retained, and the proposal includes 4no Vivara Pro Build-in Woodstone Bat Tubes on the rear elevation facing Afon Cefni and Four no Swift Boxes to be located on the side elevation. There is limited opportunity to include landscaping on the site.

The proposal complies with Policy AMG5 and has followed the step-wise approach as required under PPW.

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 12) together with Technical Advice Note 20 and the Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Whilst the application does not trigger a requirement for a Welsh Language Statement, it does nevertheless need to show how consideration has been given to the language and sufficient information has been provided as part of the planning application to satisfy the requirements of the policy.

Sustainability

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in Planning Policy Wales Edition 12 and Technical Advice Note 18: Transport.

The application site is located within the development boundary of Llangefni and is well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

Highways

The relevant highway policies of the JLDP are Policy TRA2: Parking Standards and TRA4: Managing Transport Impacts.

The existing vehicular access will be used as a main access, the intention is to provide one car parking space for each dwelling near the building and the existing Police station car park has car parking spaces available. The proposal will accommodate 15 number car parking spaces on site.

The Highway Authority has confirmed that the existing access and parking arrangements is suitable for the development. They have also confirmed that the Construction traffic Management Plan submitted with the application is acceptable.

Impact on adjacent residential properties

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users. The proposal is located approx. 53m away from the nearest residential dwelling on Glanhwfa Road, between the proposed building and the nearby residential property is a large car park which is used by staff of the Isle of Anglesey County Council. Due to the distance and intervening use between the proposal and the nearest residential property it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

Conclusion

The proposal complies with all policies listed in the main body of the report. All consultees are satisfied with the development subject to appropriately worded conditions. Amendments were made to the scale and massing of the proposed building and it is now considered that the design, scale and massing of the proposal will not harm nearby Listed Buildings or the Setting of the Conservation Area. The proposed building is located outside the most extreme flood outline and access and egress to and from the building will remain flood-free under extreme conditions in accordance with TAN 15. The Highways Authority is satisfied with access and parking arrangements and the proposal will not impact adjacent residential properties.

Permit subject to S106 agreement in relation to financial contribution towards affordable housing and the need to provide management and maintenance for the embankment wall between the proposed building and Afon Cefni.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) (a) No development (including demolition, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

(b) A detailed report on the archaeological work, as required by (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

Reason 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of Chartered Institute for Archaeologists (CIfA).

(03) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(04) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

(05) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference number SH45759503, as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(06) No building/structure/fence or decking shall be erected within 4m of the edge of the retaining wall and the undeveloped strip of land between the proposed building and Afon Cefni, this area shall be maintained as a riparian wildlife corridor for the lifetime of the permission hereby approved.

Reason: To ensure that the integrity of the retaining wall is not compromised and to ensure that there is adequate space to inspect the river by NRW during times of flooding.

(07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(08) The 4 no Vivara Pro Bat tubes and 4no Swift Boxes must be installed prior to the residential use of the building and shall be maintained for the lifetime of the permission hereby approved.

Reason: In the interest of biodiversity and to ensure the development complies with AMG5 and advice contained within Planning Policy Wales.

(09) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(10) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: To ensure that the development is in the interests of amenity.

(11) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference FPL/2023/181.

- **Green Infrastructure Statement**
- **Flood Consequence Assessment -Phil Jones Consultancy January 2023**
- **Flood Consequence Assessment Second Addendum – Phil Jones Consultancy October 2023**
- **Flood Consequence Assessment Third Addendum – Phil Jones Consultancy December 2023**
- **Archaeological Desk Based Assessment**
- **Planning Statement**
- **Heritage Impact Assessment – June 2023**
- **Location Plan – 2992:22:1**
- **Proposed Site Plan – 2992:22:E**
- **Proposed Elevations – 2992:22:14**
- **Proposed Floorplans – 2992:22:11**

Reason: For the avoidance of doubt.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, ISA3, PS4, TRA2, TRA4, PS5, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS16, PS17, TAI1, TAI8, PS18, TAI15, PS19, AMG3, AMG5, PS20, AT1, AT4

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/118

Applicant: Mr Rupert & Mrs Bonnie Cunliffe

Description: Full application for the change of use of land for the siting 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception and site office together with construction of new on site roads, erection of package treatment building, construction of car parking area together, soft and hard landscaping and associated development at

Site Address: Wern Farm, Pentraeth Road, Menai Bridge



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 5th June, 2024 the Committee resolved to Refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- Highway Safety
- Sustainability

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:
"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."
Paragraph 4.6.12.2 requires that;
"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

Highway Safety.

The Highways Authority has confirmed that they are satisfied with the access and visibility for the proposed development.

Cars travel on this road at 60mph. In accordance with Technical Advice Note 18: Transport. The access should achieve a visibility splay of 215m in both directions. The applicant has provided a plan which identifies a 215m visibility in both directions. The proposal therefore complies with the requirements set out in TAN 18.

The Highways Authority has also confirmed that there have been no accidents resulting from the existing access.

The Highways Authority has also confirmed that they are satisfied with the additional vehicular movements using the existing access, parking arrangements and the visibility splay.

As the proposal complies with the visibility guidance set out in TAN 18; the proposal complies with Policy TRA2, TRA4 and TAN 18.

Sustainability

Members questioned how this site was sustainable and stated that a similar planning application was refused in Caergeiliog which was similar to this planning application.

The proposed site is approximately 0.51km away from the nearest bus stop that links to Menai Bridge which is an excellent public transport hub. A public right of way (PROW) crosses through the Wern Farm site and links the site to Llandegfan and Menai Bridge. The site is located approximately 3.4km from Menai Bridge Town which has a range of facilities such as shops, restaurants, grocery stores etc.

Whilst it is accepted that the A5025 is a busy road with no formal footways or lighting with cars travelling at 50mph, the PROW which leads through the site alleviates the need for people to walk on this road only for a short distance (310m) to walk to Menai Bridge. A bus stop is also located within 0.51km of the site which links to a very sustainable transport hub in Menai Bridge.

The proposed development is considered to be in a highly accessible and sustainable location which would provide all the necessary needs of visitors as well as close to key transport routes. Visitors would have a choice of travel modes whilst staying at the site.

In relation to the planning application that was refused at Caergeiliog. This is very different to the proposed development at Wern Farm. The Planning Inspector confirmed that there was limited range of shops, services and tourist attractions within easy walking and cycling distance of the site. The inspector also confirmed that due to the distance of the site away from attractions it was unlikely that people staying at the site would use their bikes as it would take approx. 60 minutes to access attractions.

Wern farm is located in a very sustainable location with a bus stop located 0.51km away. The PROW which leads through the site alleviates the need for people to walk on this road only for a short distance (310km) to walk to Menai Bridge where there would be a wide range of shops, pubs, restaurants and visitor attractions. Menai Bridge is an excellent transport hub which connects to Bangor and the rest of the Island.

Wern Farm is considered to be highly sustainable with a choice of travel modes for the people visiting the chalets. The proposal therefore complies with Strategic Policies PS4, PS5 and advice contained within PPW and TAN18

Conclusion

The application site is located in the open countryside. The site is considered to be in a sustainable location and a public footpath crosses the site, linking the site to Llandegfan and Menai Bridge. A sustainable transport network is located nearby which gives access to Menai Bridge where there are a variety of shops, restaurants and visitor attractions. The development would be situated on low-lying land, surrounded by trees and hedgerows and a significant landscaping and woodland planting scheme is part of the application which would enhance biodiversity and hide the development even better from the public footpath. The Highways Department has confirmed that the proposal is acceptable with appropriate conditions. In summary, the proposal for 55 fixed cabins/holiday cabins and associated development works at this site is in line with relevant policies and, having taken into account the relevant considerations described in this report, the proposal is acceptable.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country.

(02) The holiday units/chalets hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(03) Prior to the commencement of work on site, a detailed landscaping plan of the landscaped areas as shown on drawing number 000-RYD-XX-XX-DR-L-002 Rev F including a detailed landscaping plan for the existing woodland area shall be submitted to and approved in writing by the Local Planning Authority. Details shall include species, spacing, location and quantity of the proposed trees. The approved landscaping scheme shall be carried out in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(04) Ivy removal on the stone outbuilding shall be carried out between October and February inclusive.

Reason: To avoid potential disturbance to nesting birds

(05) No tree or vegetation removal or intrusive works near existing trees and hedges shall take place between 1st March and 31st August in any year unless the trees and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 31st August.

Reason: To safeguard any nesting birds which may be present on the site.

(06) Six Schwegler 2F bat boxes and six Eco Kent bat boxes shall be installed between 2-4m above the ground on the North or North-East of mature trees surrounding the site and Bat boxes shall be installed at least 3m above ground level on the South or South West of mature trees surrounding the site. Eight Schwegler 1B bird boxes shall be installed on the woodland edge trees facing the site. Two Vivara Pro Seville nest boxes and one Schwegler bird box shall be installed on the North Elevation of the outbuilding, one Solitary bee house shall be installed on the South Elevation of the outbuilding, three Schwegler bird boxes shall be installed on the East Elevation of the outbuilding and three midi bat box installed on the West Elevation of the outbuilding. All ecological mitigation shall be installed prior to the occupation of the holiday chalets. Photographic evidence of all ecological mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the holiday chalets.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5

(07) A Meadow Grass Management Plan for ground preparation, sowing and maintenance for the first 5 years relating to the establishment of the meadow grass as shown on the Landscape Masterplan drawing number 000-RYD-XX-XX-DR-L-002 Rev F shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the holiday chalets on the site. The Meadow Management Plan shall be carried out as approved and maintained for the lifetime of the permission hereby approved.

Reason: In the interest of ecology

(08) A landscape management plan, noting maintenance schedules for landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the holiday chalets on the site. The landscape management plan shall be carried out as approved and maintained for the lifetime of the permission hereby approved.

Reason: In accordance with PCYFF 4.

(09) Prior to the commencement of the development hereby approved (including all preparatory work), an updated scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural impact assessment (AIA) based on Tree Survey Schedule submitted with planning application FPL/2023/118 shall be submitted to and approved in writing by the Local Planning Authority. All works must proceed in accordance with the approved details.

Reason: To protect the existing trees on the site.

(10) Notwithstanding the submitted Lighting Plans, the lighting output of the external lights shall not exceed 3000k.

Reason: To protect biodiversity and to ensure that the dark skies are not affected by the proposal.

(11) The development shall take place in accordance with the recommendations contained within the Ecological Assessment dated December 2021 by Clwydian Ecology, the Ecological Addendum dated August 2022 by Clwydian Ecology and Ecological Second Addendum dated September 2023 by Clwydiad Ecology submitted under planning application reference FPL/2023/118.

Reason: To safeguard any protected species which may be present on the site.

(12) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(13) The access shall be constructed with 2.4 metre by 215 meter splay. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the dwellings are occupied.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(15) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(16) No surface water from the development shall discharge onto the public highway.

Reason To minimise danger and inconvenience to highway users.

(17) The existing access shall be widened to 5.5m in accordance with the information submitted with the planning application. The proposed works to the access shall be completed prior to the use of the development hereby approved.

Reason: In the interest of road safety and minimise danger to highway users.

(18) Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.

Reason: To ensure the proposal complies with Policy PS1

(19) No development shall commence on site until details of the colour and finish of the proposed units have been submitted to and approved in writing by the local planning authority. The

development shall be carried out in accordance with the approved details and the colour scheme agreed shall be retained for the lifetime of the development.

Reason: In the interests of the visual amenity of the locality

(20) Prior to the first use of the development hereby approved, full details of the electric charging points and solar panels shall be submitted to and approved in writing by the Local Planning Authority. Details shall include charging units/connection points, location of the charging points and full specification of the solar panels together with a timetable for its implementation. The development shall be then proceed in accordance with the approved details and shall be retained for the lifetime of the development.

Reason: To ensure that the development provides environmental benefits in accordance with Policy TWR3 and Strategic Policy PS5 and PS6 of the Joint Local Development Plan.

(21) The outbuilding subject to this application as denoted 'D' on drawing number 000-RYD-XX-XX-DR-L-002 Rev F shall be used as a reception/office/utility building associated with the holiday park only and shall not be used for any other purpose.

Reason: For the avoidance of doubt.

(22) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Landscape Master Plan – 000-RYD-XX-XX-DR-L-002 Rev F
- Location Plan/Site Boundary – 000-RYD-XX-XX-DR-L-003 Rev C
- Outbuilding Elevations – 2402-A3-04
- Outbuilding Floorplans – 2402-A3-05
- Lighting Plan – 69660.01 Rev 01
- Preliminary Drainage Strategy – ECL.9290.D05.001 Rev D
- Topographic Drawing – 001 Rev A
- Preliminary Tree Constraints Plan Sheet 1 – 23/EIA/Anglesey/44 01
- Preliminary Tree Constraints Plan Sheet 2 - 23/EIA/Anglesey/44 01
- Topographic + Line of Sight – 001 Rev A
- Topographic + Line of Sight South – 001 Rev A
- Natural Play Area – 000-RYD-XX-XX-DR-L-004 Rev A
- Archaeological Evaluation – I.P.Brooks
- Water Conservation Statement – Egniol dated 18.07.2022
- Carbon and Energy Assessment – Egniol dated May 2022
- Agricultural Land Classification – Mr J D C Finch dated November 2021
- TamLite Lighting Schedule
- TamLite Lighting Luminaire Data
- Geophysical Survey – 360 Archaeology dated October 2022
- Ecological Assessment – Clwydian Ecology dated December 2021
- Ecological Addendum – Clwydian Ecology dated August 2022
- Ecological Second Addendum – Clwydian Ecology dated September 2023
- Landscape and Visual Appraisal – Rydal Landscape Consultants dated March 2022
- Business Plan – Styger Consulting Ltd dated 28th February 2022
- Structural Survey – CPD Services dated 15th August 2023
- Arboricultural Impact Assessment Sheet 1– 23/EIE/Anglesey/44 02
- Arboricultural Impact Assessment Sheet 2– 23/EIE/Anglesey/44 02
- Tree Survey Schedule – Tree Solutions – dated 7th August, 2023
- Welsh Language Statement – February 2024
- Design and Access Statement dated 8th February 2024

- **Statement of Revision dated 8th February 2024**
- **Green Infrastructure Statement dated 4th March, 2024**

Reason: For the avoidance of doubt

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS6, PS13, PS14, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, CYF6, TWR2, TWR3, TWR4, AMG3, AMG5, AT4, TRA1, TRA2, TRA4

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/328

Applicant: Baby Bird Development Ltd

Description: Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at

Site Address: Capel Jerusalem, Llangoed



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 5th June, 2024 the Committee resolved to Refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- Lack of Parking Spaces/Highway Safety
- Overprovision of Holiday Accommodation in the area.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

Lack of Parking Spaces/Highway Safety.

Members expressed concern during the site visit no parking spaces were available in the locality.

The Highways Authority has considered the proposal and the supporting Technical Highway Notes submitted with the planning application.

The technical notes (M22026-01 and M22026-02) identified parking availability in the vicinity of the development and primarily suggested that an area marked as 'Zone A' would be suitable. It also identified an area opposite the development predominantly serving the short stay parking needs of the village shop (marked as Zone C). Assessments undertaken by the applicant indicate existing minimal use of Zone A for parking and observations by the Highway Authority concur with this. On the basis that the original application has been reduced from four units holiday to three the Highway Authority acknowledges that parking associated by the proposal can be accommodated in the area identified as Zone A.

The local highway authority accepts that parking associated by the development can be accommodated with the area identified as Zone A as shown in the technical note.

It is also noted that the Highways Officer carried out a site visit on three separate occasions after the Planning Committee Site Visits took place. The Highways Officer confirmed that there were sufficient parking in Zone A on these three separate occasions.

The proposal complies with Policy TRA2, TRA4 and TAN 18.

Overprovision of Holiday Accommodation in the area.

Members were concerned that there was already an over-provision of holiday accommodation in the area. There is a 15.36% of holiday units in the area at present; however, the members confirmed that this figure did not take into account the Air B and B's in the area. A quick search from one of the members at the committee would bring the total of holiday accommodation in the area to well beyond 25%.

The Local Planning Authority are given data from the Council Tax Section; however, Air B and B's are not considered in this figure. The LPA have based their decision on the data provided by the Council Tax Section.

There is an increased pressure of holiday homes and second homes on Anglesey; however, since the previous application was refused on over-provision of holiday homes the applicant has reduced the

number of holiday units to 3, further consideration has been given to the fact that Llangoed is only marginally over the 15% threshold and the fact that the existing building is being brought back into use is also a material consideration. The Local Planning Authority has also lost numerous appeals where the 15% has been exceeded and the conclusions of these appeals must be considered. The former chapel has been empty for some time and if no use is made of the building it will become derelict and an eyesore in the community. Consideration has been given to whether the 3 holiday units would impact the quality of life and well-being in the area; however, as the number has now been reduced to 3 holiday units it is considered that the amount of holiday units within this building is acceptable. It is also necessary to consider the lawful use of the building which is a D1 use. The building could be used as a community hall, crèche etc which would have the potential to have a greater impact on traffic and parking greater than the 3 holiday units.

Conclusion

The Highways Department is satisfied with the information that has been submitted and has confirmed that there is sufficient parking available in the area. The Local Planning Authority has considered whether the 3 holiday units would have an impact on quality of life and well-being in the area; However, as the number has been reduced to 3 holiday units, the number of holiday units within this building is acceptable. The proposal complies with policies outlined in the report.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(03) The holiday units shall be occupied for holiday purposes only; the holiday units shall not be occupied as a person's sole, or main place of residence; the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday units, and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: To define the scope of this permission and ensure that inappropriate uses do not take place in the locality.

(04) The development shall take place in accordance with Section 6 Mitigation contained within the Bat Emergence and Nesting Bird Survey Version 1.0 by Greenman Ecology dated 14th June 2022 submitted under application reference FPL/2023/328.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(05) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(06) The development hereby approved shall not commence until a photographic survey of the buildings has been undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(07) No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no pollution of or detriment to the environment.

(08) The three Schwegler bird box on the North elevation, three Type 1FF Schwegler Bat Box on the South elevation as well as a Schwegler Swift Cup on the West elevation shall be installed a minimum of 3 weeks prior to any works commencing on the site in accordance with drawing numbers 2474-A3-05 and 2474-A3-06 and maintained for the lifetime of the permission hereby approved.

Reason: In the interest of biodiversity and to ensure the development complies with AMG5 and advice contained within Planning Policy Wales.

(09) The external lighting scheme shall be in accordance with details on drawing number 2474-A3-06 and 2474-A3-05. All external lighting shall not exceed 2700K.

Reason: To ensure that the development does not produce light spill and to ensure that the lighting scheme does not affect the nature boxes.

(10) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(vii) The arrangements for loading and unloading and the storage of plant and materials;

(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(11) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan – 2474-A3-01**
- **Proposed Elevations 1 of 2 – 2474-A3-05**
- **Proposed Elevations 2 of 2– 2474-A3-06**
- **Proposed Ground Floor Plan – 2474-A3-07**
- **Proposed First Floor Plan – 2474-A3-08**
- **Technical Note M22026 dated March 2024**
- **Technical Note M22026 dated January 2024**
- **Technical Note dated September 2022**
- **Green Infrastructure Statement – Cambrian Planning dated February 2024**
- **Bat Emergence and Nesting Bird Survey V1.0– Greenman Ecology dated 14 June 2022**

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, PS13, PS14, TWR2, PS19, AMG5, CYF6, PS4, TRA2,TRA4, PS5, PS1

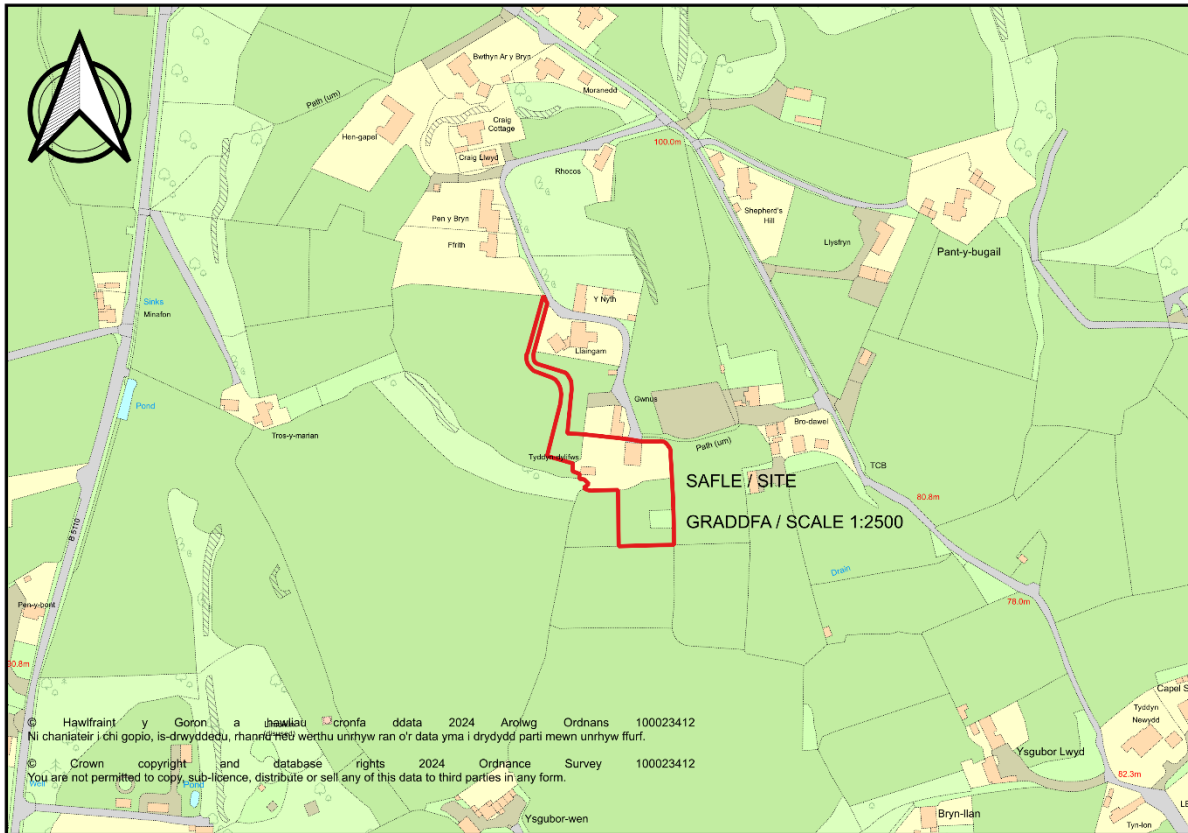
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/64

Applicant: Mr and Mrs Mark and Sacha Tarry

Description: Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access, track and parking areas at Tyddyn Dylifws, Tyn y Gongl

Site Address: Tyddyn Dylifws, Tyn y Gongl



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application has been presented to the Planning Committee for consideration at the request of the Local Member. The Local Member has expressed concern on the impact of the proposal upon neighbouring residential properties, visual impact and the scale of the replacement dwelling.

At the planning committee held on the 5th June, 2024 the members recommended a site visit takes place. On the 19th June a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The application is for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access.

Key Issues

- Policy Considerations
- Design
- Ecological/Green Infrastructure and Landscape
- Highways
- Drainage
- Impact on adjacent residential properties

Policies

Joint Local Development Plan

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy TAI 13: Replacement Dwellings
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Euryn Morris	No response.
Cynghorydd Margaret Murley Roberts	No response.
Cynghorydd Ieuan Williams	Call in requested due to new access road and the impact upon the neighbouring properties and visual impact due to scale of replacement dwelling.
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	No response.
Draenio / Drainage	Standard comments in relation to need to apply for SuDS.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval recommended.
Polisi Cynllunio / Planning Policy	Standard Policy Comments.
Y Dreth Gyngor / Council Tax	No response.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they have no objection to the planning application.
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to construction hours, contaminated land and vibration comments.
Dwr Cymru/Welsh Water	No objection.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Standard Advice.

The application was afforded the the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 23/4/2024. At the time of writing this report, 2 letters of support and 2 objection letters had been received and the main points are summarised below:

Supporting letters:-

- Support local businesses is very important as they employ local people and the applicant confirms he wishes to employ local people in the future
- Demolition of existing dwelling would improve the visual appearance of the area
- The replacement dwelling would be more energy sufficient

Objection letters:-

- Highway Safety and road not adequate
- Impact on ecology and landscape
- Rock excavation work and impact on neighbours
- Access and track not received planning permission
- Development will impact amenities of adjacent residential properties
- Inaccuracies with land ownership on plan
- Landscaping not within red line

In response to the objections:-

- The Highways Authority has confirmed that the access and parking arrangements are acceptable
- The applicant has provided a protected species survey and a Green Infrastructure Statement which outlines the biodiversity enhancements that will be carried out. The ecological advisor of the council and NRW are satisfied with this information.
- The applicant has confirmed that no further rock excavation will be required on site.
- The access and track is a retrospective element of this planning application
- There will be some disruption whilst work is ongoing; however, this is the case will all developments on the Island. Once the work has been completed, there will be no impact upon the amenities of adjacent residential properties
- The LPA has requested confirmation from the applicants on the land ownership plan and they have confirmed that the land ownership and plans are accurate
- The landscaping information is on the blue line plan, this does not need to be within the land edged in red on the location plan.

Relevant Planning History

FPL/2023/84 - Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access and hardstanding at Refused 15/1/24

Main Planning Considerations

Proposal and site history

This is a full planning application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at Tyddyn Dylifws, Tynyngongl.

Since the previous planning application was refused, the applicant has produced an up to date structural survey of the dwelling which identifies that significant work needs to be done to the existing property. The case officer has also visited the property and inspected the internal condition of the dwelling.

Policy Consideration

The most relevant development plan policy against which to assess the application is policy TAI 13: Replacement Dwellings, together with other more general policies relating to design and place shaping etc.

Policy TAI 13 states that proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted.

1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;
2. The building is not listed
3. The existing dwelling is of no particular architectural and/or historic and/or visual merit, for which it should be conserved;
4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible;
5. Outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has legal residential status;
Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can
6. be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;
7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;
8. In area at risk from flooding and outside a Coastal Change Management Area;
 - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified.
 - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings; flood resilient construction';
 - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences;
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.

9. Exceptionally, when a recently or inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

The above policy is supported by Supplementary Planning Guidance (SPG): Replacement Dwellings and Conversions in the Countryside which was adopted on the 6th September 2019 and which provides further guidance and advice in relation to applications for replacement dwellings in the countryside.

The proposal relates the replacement of an existing unlisted dwelling with lawful residential status and is not a replacement of a lawful residential caravan or chalet (as defined under the Caravan Sites and Control of Development Act 1960), in addition it is not considered that the existing dwelling is of any particular architectural, historic or visual merit such that it should be conserved, the proposal therefore meets criteria 1, 2, 3 and 5 of the policy.

Criterion 4 of the policy requires that the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible.

Further guidance is contained in the SPG which states that it should be demonstrated that repairing the existing building is not economically practical and that a structural report should be provided that notes the suitability of the building for reuse, furthermore the structural survey should be supported by a Financial Viability Report detailing the cost of undertaking the restoration/adaption of the building compared to the costs associated with demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any Viability Assessment should include the costs associated with repairing the identified problem, the costs in terms of repairing the building should not include work that is part of the applicant's aspiration.

A Structural Survey has been submitted as part of the application which confirms that the existing building is in need of extensive upgrading. The underside of the walls has little or no cover from external ground level and the depth far shallower than what is expected. The lack of cover to the underside of the walls could lead to movement of the walls by washing out of fines from the strata. Extensive ground water run-off is present due to the existing sloping drive to the right hand side elevation. The structural survey confirms that underpinning stone masonry walls is inherently hazardous and should be avoided due to the unpredictable nature of the masonry. The internal floors would need to be replaced and there is insufficient headroom in the front rooms to raise slab levels within the property. Lowering a new slab would require underpinning of the walls which should be avoided. Other major defects have been identified and are all listed in paragraph 5.0.3 of the structural survey.

The structural engineer has confirmed that cost of renovation of the existing dwelling is unlikely to be economically viable and recommend demolition of the existing dwelling and replacing with a new energy efficient dwelling. It is clear that the works necessary to bring to the property to an acceptable standard are significant, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long term solution, in accordance with criterion 4 of policy TAI 13.

Criteria 6 – The dwelling will be on the same footprint as the original dwelling.

The replacement dwelling will be on the footprint of the original dwelling and therefore complies with criteria 6.

Criterion 7 states that outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling which does not lead to significantly greater visual impact could be supported.

Whilst the proposal would lead to a dwelling some 129% larger than the dwelling that currently exists, it is of a high quality design and use of high quality materials such as stone cladding, wooden panels and Natural Welsh slate which along with appropriate landscaping would represent an improvement to the design of the existing dwelling and will fit in well with the landscape. The replacement dwelling would make use of the levels of the land in order to reduce the visual impact of the proposal. The existing dwelling has a two storey flat roof extension to the rear that does not fit in with the general form of development in the area and this proposal even though it is 129% larger than the existing dwelling would not create a visual impact significantly greater than the existing dwelling. Due to the topography of the land, the replacement dwelling will integrate into the landscape.

Criterion 8 and 9 of the policy relates to flood risk. The application site is not within a C2 Flood area.

Design

Policy PCYFF3 of the Joint Local Development Plan (JLDP) requires proposals to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes into account of the site topography and prominent skylines or ridges.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

The existing property is a two storey detached property with a pitch roof. To the rear of the property an unsightly two storey flat roof extension has been erected. This flat roof extension does not fit in with the general form of development in the area. The existing property has been rendered and painted white. The existing property measures 11.7m in length x 9m wide and is 6.14m high. The floor area of the existing dwelling across both floors measures approximately 212.72 square metres.

The replacement dwelling is a two storey, pitched roof property with the attick space being used for living accommodation. A glass link will lead to a single storey pitched roof kitchen area to the rear of the property. The replacement dwelling will measure approx. 17m in length x 9.2m wide and 9.1m high. The floor area of the proposed replacement dwelling across all floors measures approximately 488.05 square metres. A comparison drawing submitted with the planning application indicates that the replacement dwelling will be 2m higher than the adjoining property known as 'Gwnus'. The replacement dwelling although broadly on the same footprint as the existing, is of a larger scale and different design. The replacement dwelling is of an exceptional design, criteria 7 of Policy TA113 states that in exceptional circumstances a larger well-designed dwelling that does not lead to a significantly greater visual impact could be supported. The proposal despite being larger is a high-quality design that due to its exceptional form, appearance and use of materials, and its location relative to other development and local topography, would not lead to a significantly greater visual impact and would be satisfactorily absorbed into the locality; its scale and size would therefore be appropriate for the area.

The SPG states that replacement dwellings should not exceed 20% increase in scale; however, this figure is a guide and not a target and every application is to be assessed on its own merits. The SPG also states in its flow chart for consideration of replacement dwellings that if the scale of the building is larger than the original but would not have a significantly greater visual impact then the proposal would conform with the principles contained within Policy TA113. The SPG is clearly a material planning consideration;

however, it is not a Policy. For the reasons set out above, the Local Planning Authority is satisfied that the proposal complies with criteria 7 of Policy TWR13 and Policy PCYFF3.

The access and track that was created by the applicant has been completed without the benefit of planning permission and this element of the proposal is retrospective. The new access and track was created due to the existing narrow track leading down to Tyddyn Dylifws. The applicant has explained that it was very challenging to get deliveries to Tyddyn Dylifws and this is why the new access and track was constructed. The new access and track has improved accessibility to the property and large vehicles can enter the property with no manoeuvrability issues. The new vehicular access provides adequate visibility in both directions and the track leads to the rear of Tyddyn Dylifws where adequate car parking facility has been created. The access and track can only be seen for a short distance and does not impact on the landscape. The access and track is located close to another residential property but it is not considered that this access or track will generate significant vehicular movements that would warrant refusing the planning application. Vehicular movements will be similar to the movements of the existing property. The closest neighbour adjoining the access has a high hedge and fence surrounding the rear of the garden area which screens the access and track from view.

Policy PCYFF 4 of the JLDP relates to Design and Landscaping and states that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

The proposal does include landscaping as part of the proposal, this will be considered in the landscape section. It is considered that the proposal complies with the requirements of policy PCYFF4 of the Joint Local Development Plan.

Ecology/Green Infrastructure and Landscaping

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes bird and bee boxes within existing mature trees on the boundary of the site.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

An ecological survey has been submitted with the planning application, the survey identified a small number of pipistrelle bats used the site for foraging and commuting but did not find any bats to be present in the existing dwelling. The reasonable avoidance measures outlined in the ecological report will need to be adhered to and conditioned accordingly. Natural Resources Wales and the Ecological Advisor is satisfied with the ecological appraisal.

The landscaping scheme involves a new hedgerow with Oak trees on the South boundary of the adjoining field, a meadow will be planted in the field and a new pond will be created to the south of the proposed replacement dwelling. Surface water from the new dwelling will drain into this pond as will clean water from the newly installed domestic sewage treatment works. The pond has been designed to create a habitat suitable for amphibians and insects and a new pond with reed beds and other aquatic marginal plants. A new hedgerow is to be planted to the west of the track leading to the site

Bird and bat boxes will be installed on existing trees surrounding the site and two swift boxes will be installed on the North or East of the replacement dwelling. A condition will be placed on the permission to ensure that full details of their location are agreed and that they must be installed prior to the occupation of the dwelling.

The proposal will lead to a substantial increase in biodiversity enhancement on the site and will comply with Policy AMG5 and the latest advice in Planning Policy Wales.

Highways

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in Planning Policy Wales Edition 12 and Technical Advice Note 18: Transport. Policy TRA2 ensures that development is in accordance to the Councils Parking Standards.

The highways department has been consulted on the proposal and have raised no objection to the proposal. As stated above the new access and track has been constructed prior to obtaining planning consent, and this element of the application is retrospective. The new access provides adequate visibility and provides sufficient parking and manoeuvring within the site.

Drainage

The existing sewage treatment plant will be used for the replacement dwelling.

Impact on adjacent residential properties

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

The applicant owns the adjoining property known as 'Gwnus' which is the immediate neighbour. Two residential properties are located to the East of the site; however, these properties are located between 70-90m away from the existing dwelling. There are residential properties near the access and track which has been constructed known as 'Y Nyth', 'Llaingam' and 'Ffridd'.

The application site is located on an elevated piece of land which is higher than the residential properties to the East; however, due to the intervening uses, the topography of the land and fields that separate the application site and the nearby residential properties it is not considered that the proposal will cause any impact greater than the existing dwellinghouse.

The access and track is located close to residential properties, the closest property known as 'Llaingam' but it is not considered that this access or track will generate significant vehicular movements that would warrant refusing the planning application. Vehicular movements will be similar to the movements of the existing property. The neighbouring residential property has a high hedge and fence surrounding the rear of the garden area which screens the access and track from view.

It is considered that the development complies with Policy PCYFF2 and will not have a negative impact upon the amenities of adjacent residential properties.

Conclusion

It is considered that the proposal complies with the JLDP policies as listed in the main body of the report. It is clear that the works necessary to bring to the property to an acceptable standard are significant, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long term solution. The design of the property is high quality and would not lead to a significantly greater impact on the landscape. The applicant has provided an excellent scheme to enhance biodiversity on the site in accordance with the latest guidance in PPW. The Highways Authority are satisfied with the newly

formed access and track and it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of visual amenity.

(03) The development shall take place in accordance with Section 9.0 Reasonable Avoidance Measures contained within the Protected Species Survey Version 0.1 dated 24th May and 15th June 2023 by Bev Plummer Ecology submitted under application reference FPL/2024/64.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(04) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(05) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: To ensure that the development is in the interests of amenity.

(06) Full details of external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the approved scheme and retained for the lifetime of the development hereby approved.

Reason: In the interests of the amenity of the locality and in the interest of biodiversity.

(07) In accordance with the Green Infrastructure Statement submitted with planning application FPL/2024/64, the location of the bat and bird boxes to be installed on mature trees surrounding the site and full details of the two swift boxes to be located on the North or East of the dwelling shall be submitted to and approved in writing by the Local Planning Authority before the use of the dwelling commences. The bat and bird boxes shall then be installed prior to the use of the dwelling and maintained for the lifetime of the development hereby approved.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5 and Chapter 6 of Planning Policy Wales.

(08) The site shall be landscaped strictly in accordance with the submitted information in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained and managed for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the

subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(09) Prior to the commencement of work on site full details of the materials including colour to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

(10) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference FPL/2024/64.

- **Location Plan**
- **Pond Cross Section**
- **Proposed Site Layout – A.02 Rev A**
- **Proposed Plans and Elevations – A.01.02**
- **Street Scape Comparison – A.02.03**
- **Biodiversity Improvement Plan**
- **Green Infrastructure Statement (Revised) April 2024**
- **Structural Inspection – Egniol 9976-ECL-XX-ZZ-RP-S-0001 Rev 01 February 2024**
- **Protected Species Survey Version 0.1 – Bev Plummer Ecology dated June 2023**

Reason: For the avoidance of doubt.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS6, PS19, PS5, PCYFF4, PCYFF3, PCYFF1, PCYFF2, TRA2, TRA4, TAI13, AMG5

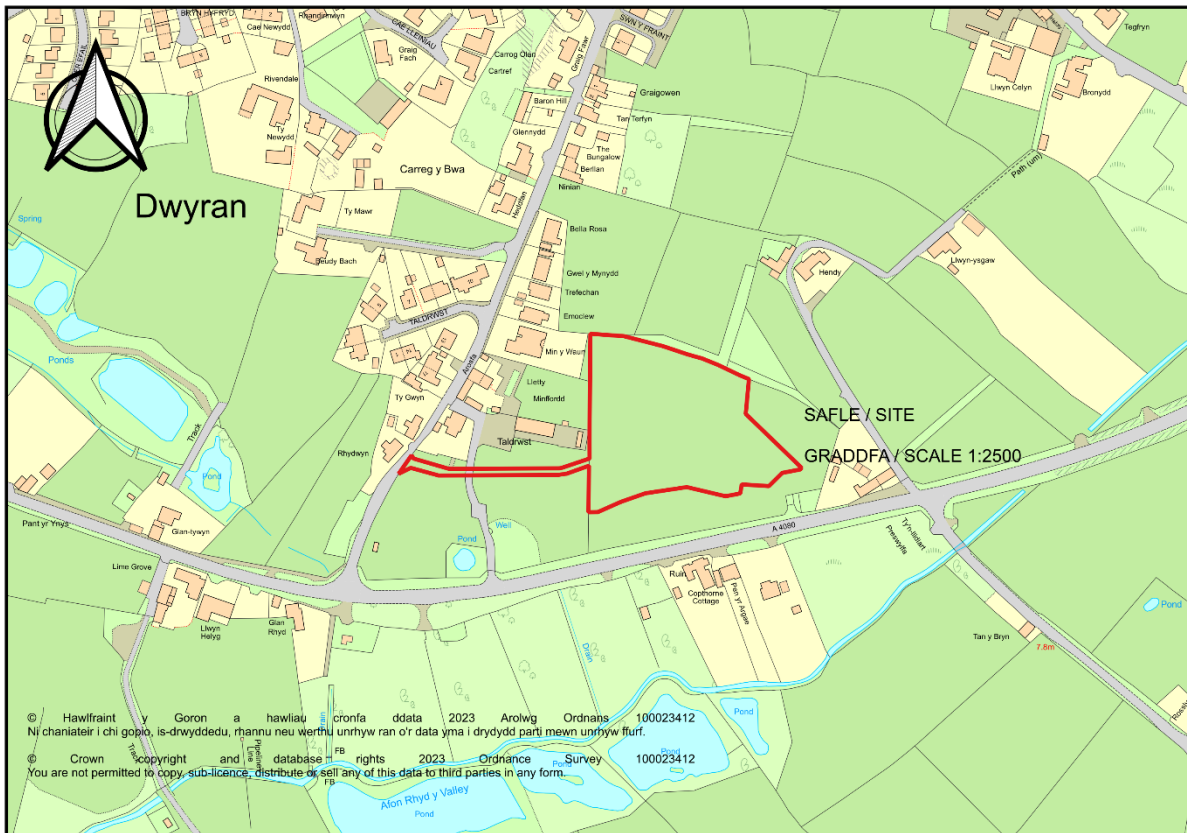
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/61

Applicant: Mr G Williams

Description: Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at

Site Address: Taldrwst, Lon Fain, Dwyran



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the planning committee at the request of local member Arfon Wyn. At the committee meeting held on the 1st of November 2023, the members voted to conduct a physical site visit. The site visit took place on the 15th of November 2023 and therefore the members will now be familiar with the site and its surroundings.

At the committee meeting held on the 6th December, 2023, members resolved to refuse the application contrary to officer recommendation. The given reason was as following;

- **Insufficient drainage information provided to allow members to make a decision.**

This matter was addressed by the developer and the additional drainage information was presented to the planning committee at the meeting held on the 5th of June 2024. At this meeting, members resolved to refuse the application for further reasons as noted below;

- Scheme will cause nuisance to neighbouring properties and thus is contrary to PCYFF 2.
- Site will not be obscured by hedge for 12 months of the year and therefore will be contrary to PCYFF 3 and PCYFF 4
- Lon Fain has insufficient visibility onto the A4080.
- Access is sub-standard and Lon Fain is too narrow.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

Prior to addressing the additional reasons for refusal, the LPA would like to make the members aware of the very real risk and likelihood of costs at appeal should they continue with the intention to refuse the proposal. The applicant has been made, at the request of the members, to provide information which is non-material and outside of the remit of the planning process and in the process elapsed nearly 6 months of time in dealing with the application. Following the information being provided, members brought forward additional reasons for refusal. It is understood there was some confusion regarding the reasons for refusal which were put forward at the December 2023 committee, however it must be noted that members were provided with 5 cooldown reports which clearly noted that there was only a single reason for refusal on the grounds of a lack of surface water drainage information. In the 5 committee meetings where the application was deferred, this single reason for refusal was not disputed by any member. Due to the above, the LPA have concerns that such actions could be viewed as 'unreasonable behaviour' by a Planning Inspector and could be grounds for awarding costs.

Nuisance to Neighbouring Properties

As mentioned in the original committee report, impact upon residential amenity via means such as nuisance is considered under policy PCYFF 2, which states proposals will be refused where they would have an unacceptable negative impact. The proposed scheme is well screened from the neighbouring properties and as such it is not considered there are any ill effects arising from overlooking. The departments principle concerns in this respect are noise and disturbance through the proximity of 13 holiday units to the residential property to the west. Having visited the site, the department are satisfied there is sufficient distance from the neighbouring property to the units to prevent noise and disturbance being an issue to an extent that would warrant refusal. From the proposed site plan, it is noted there would be 13m to the nearest chalet, with this distance also intervened by a substantial hedge which would also offer acoustic buffering to some degree. It is further noted that the site does not include any specific outdoor amenity area (benches, fire pits, decking etc) and as such would not encourage

significant use of the external areas. Further to this, it must be considered that the neighbouring property is already in close proximity to the existing Taldrwst complex which includes several letting units, B&B rooms along with a bar. Subsequently, the department do not consider that the level of disturbance arising from the scheme would cause such drastic deviation from any existing arrangements that would warrant refusal on this basis alone. The department would also draw attention to the proximity of the site to the busy A4080 along with the settlement of Dwyran, which have their own background levels of disturbance/noise. Overall, it is not considered that there are grounds to refuse on the basis of impact upon residential amenity. The scheme is made for self catering holiday units, which when considered purely as a land use, is not inherently more impactful on residential amenity than residential development. It is noted that the application site is located on the fringes of the settlement and near the busy A4080 and as such the LPA do not consider that the scheme would give rise to such nuisance through noise that would justify refusal.

Visibility of Site due to Non-evergreen Roadside Hedge.

The local member claims the proposal does not effectively conform with policies PCYFF 3 and PCYFF 4 by virtue of the hedge along the A4080 not being evergreen and thus the site will not be obscured for 12 months of the year. The LPA accepts that naturally the screening will be less effective during the winter months due to leaf loss, however during the summer months, the roadside hedge forms an excellent visual barrier from the A4080. Since the adoption of the JLDP in 2017, no distinction has been made between year round and seasonal screening due to hedging type (evergreen/deciduous) by either the LPA or the planning committee. As such, it is considered unreasonable and unfair that such principles are now applied to this application. Notwithstanding the seasonal screening, the site is located on the edge of the village and as such would not be seen as development which encroaches into the open countryside in a visual sense and subsequently the department consider the scheme could be absorbed into the landscape in a manner which does not cause visual harm to an extent that would warrant refusal.

Highways Matters

As noted above, 2 reasons of refusal were given in relation to highways matters, the first of which relating to the junction of Lon Fain onto the A4080 and the second regarding the capacity of Lon Fain to accommodate additional traffic due to its insufficient width. The LPA would like to draw the members attention to the fact that no such concerns were received by the highways department who had no objection to the scheme and were satisfied with the new access and capacity of Lon Fain. Without substantial evidence for demonstrating why the members chose to disagree with the professional opinion of the highways officers, there is a substantial risk of costs at appeal. The LPA retain their shared position with the Highways Authority in that the scheme is acceptable when considering its highways based merits.

Conclusion

The scheme in its original form raised several concerns with both the Planning Authority and specialist consultees, with particular concern drawn to highways and flooding matters. The scheme has since been altered in line with the specialist consultees comments, which subsequently overcame concerns in relation to the previously mentioned highways and flooding issues. In addition to this, the scheme was considered against the relevant policies of Joint Local Development Plan, where it was found that no policies were contravened. On planning balance, the scheme was found to be acceptable subject to the imposition of conditions. No sufficiently material reasons for refusal were encountered as part of the determination process and as a result it is the departments stance that the scheme should be recommended for approval. The LPA do not consider that any of the reasons put forward by the committee are sufficiently robust or material in nature that would stand up at appeal and consider there to be a substantial risk of costs due to the reasons mentioned above.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Location Plan / 3001:22:1b
- Proposed Site Plan / 3001:22:3j
- Proposed Drainage Layout / 005 P03
- Basin Construction Details / 017 P01
- Landscape General Arrangement Plan / 326-LST-XX-XX-DR-L-0102 S4 P05
- Landscape General Arrangement Wider Plan / 326-LST-XX-XX-DR-L-0101 S4 P05
- Proposed Access Plan / 3001:22:8b
- Proposed Two Bed Lodge / 3001:22:4a
- Drainage Strategy / Mon Civils Limited / January 2024 Revision P02

Reason: To ensure that the development is implemented in accord with the approved details.

(03) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(04) No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(05) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(06) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(07) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) The site shall be landscaped strictly in accordance with the Landscape General Arrangement Plan [326-LST-XX-XX-DR-L-0102 S4 P05] and the Landscape General Arrangement Wider Plan [326-LST-XX-XX-DR-L-0101 S4 P05] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(10) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference SH4658301 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(11) No development, including site clearance, shall commence until a site-wide Species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- Build upon the principles outlined in the Ecological Assessment report by Clwydian Ecology, 22nd February 2023
- A plan showing areas to be retained which should identify the extent and location on appropriate scale
- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas (boundary features/trees)
- Details of protective measures to be taken to minimise the impacts
- Details of timing, phasing and duration of construction activities and conservation measures
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development
- Details of initial aftercare and long-term maintenance
- Actions to be taken in event previously unidentified species features are found
- Ecological Compliance Audit, including key performance indicators
- Persons responsible for implementing the works
- Details of measures to prevent or reduce incidental capture or killing

The Species Conservation Plan shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Species Conservation Plan is implemented, which protects species affected by the development.

(12) (a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

(b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons: (1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

(2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TWR 3, AMG 1, AMG 5, TRA 4, PS 19.

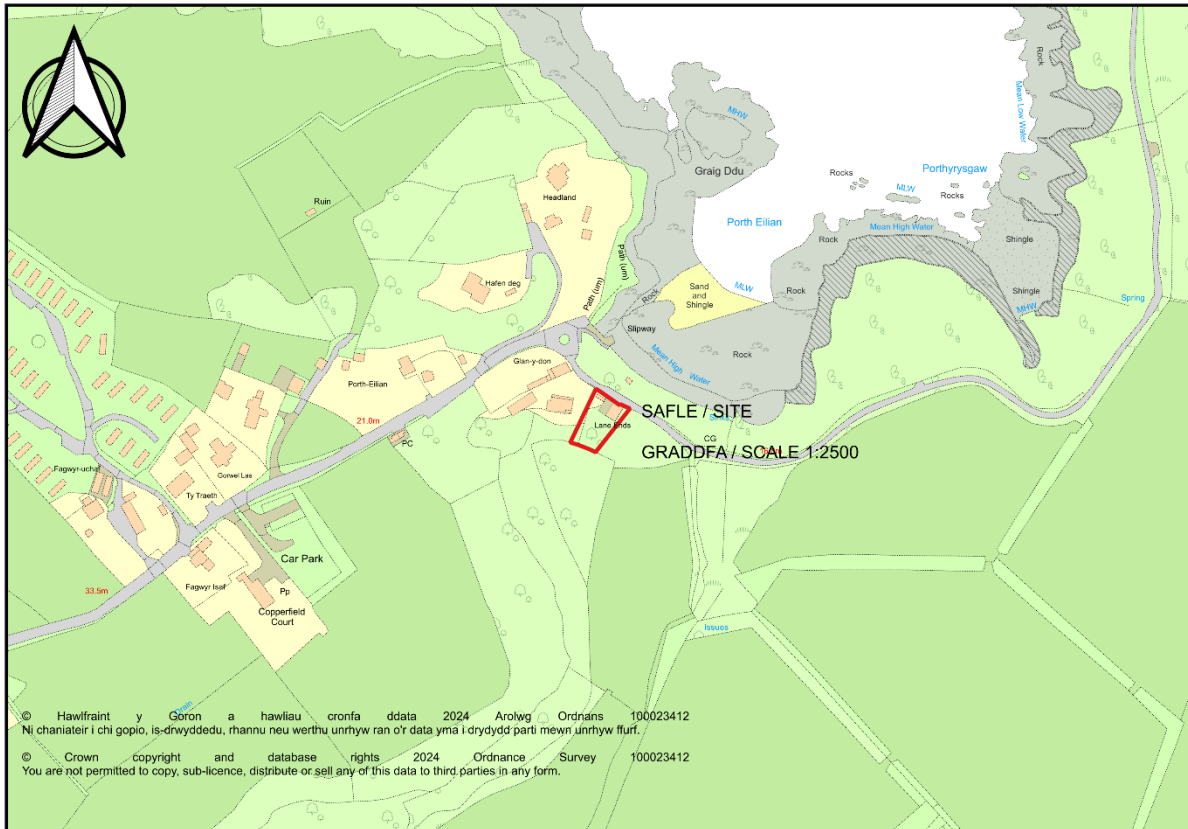
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/339

Applicant: Mr N Roscoe

Description: Full application to change the design of the building together with a retrospective application for the installation of a package treatment plant at the boat store adjacent to

Site Address: Lane Ends, Llanelian



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Councillors Aled Morris Jones and Liz Wood due to concerns of over development and local concern surrounding the application.

At the planning committee held on the 5th of June 2024, Members resolved to defer the application until they had received a copy of the previous appeal decision on the site. A copy of the appeal decision has been circulated and the members should now be aware of its contents.

Proposal and Site

The application site is a two-storey detached building, located on a parcel of land to the west of the dwelling known as Lane Ends, at the edge of the settlement in Llanelian. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan (JLDP), is within the Isle of Anglesey Area of Outstanding Natural Beauty (AONB) and is in close proximity to the Wales Coastal Path.

The proposed scheme is a full application to change the design of the building together with a retrospective application for the installation of a package treatment plant. The application has been submitted following an enforcement investigation.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Isle of Anglesey AONB Management Plan 2023-2028

Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment (2008)

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The site is within the AONB and is near a few other designated sites. The tree proposed for removal needs to be replaced by three native trees and bird boxes should be placed on the building as biodiversity enhancement. Provided advice regarding planting and external lighting. Further information requested on the treatment plant discharge and no further comments to make once the information was received.
Cynghorydd Derek Owen	No response received.
Cynghorydd Aled Morris Jones	Called the application into the committee due to concerns of over development.

Cynghorydd Liz Wood	Called the application into the committee on behalf of the community council.
Cyngor Cymuned Llanellian Community Council	<p>Several points were raised regarding the application during the first consultation period. Outlined the planning history of the site and that significant changes were made to the original design during construction which were not agreed by the LPA. It was noted that the attempt to regularise the changes were refused by the LPA and the subsequent appeal refused by PEDW. The Community Council have no objection to the proposed workshop door, but the loss of internal void space at first floor level and reduction in height of the main aperture would restrict the future use of the building for its intended purpose as a boathouse. Some confusion about the capacity of the package treatment plant and requested clarification on whether it had a 4-person or 6-person capacity. It is reasonable to incorporate a WC area and treatment plant into the boathouse, but a smaller treatment plant would be appropriate for the development. The Juliet balcony on the rear elevation is an inappropriate visual feature which would be replaced by a window. Access drawings do not correspond to the access on site and a planting scheme will be required. Submitted plans do not include any details of a ramp to enable access to the boat store, with a substantial difference between road level and building level.</p> <p>The second response from the Community Council raised many of the same points as the initial response, but continued to state that the documents submitted are insufficient. Sought reassurance that the sewage treatment plant and outfall pipework conforms to building regulations, is appropriate for a non-domestic building and that appropriate permissions have been granted to allow the maintenance of the outfall pipe. Support the changes to the access provided that the visibility splays are acceptable to the highways department. Concern that the new stone clad wall to block the existing access is unlikely to integrate well in the AONB. Sectional drawings would allow the Community Council to assess the access aspect of this application. Conditions required to restrict the use of the building and to provide a timeframe for the carrying out of the works.</p> <p>During the final consultation period the Community Council questioned whether the red numbers on the site plan were site levels, using the boat store as a datum point. Stated that insufficient information has been submitted to persuade the</p>

	Community Council that the building can be used as a boat store. Object to the site levels due to the 150mm step between the site and the boat store, which should be reduced in order to function as a boat store.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection to the proposed development. Provided advice on the AONB and nearby protected sites. The proposal is unlikely to have significant effects on the SAC or SPA due to its scale and nature.
Swyddog Llwybrau Troed / Footpaths Officer	No comments.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal which will not impact the highway network and provided highways informatives.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 22/03/2024. At the time of writing this report, no letters of representation had been received at the department.

Following the receipt of additional information, the application was advertised another two times through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations were the 15/03/2024 and the 23/04/2024, with no comments received upon the completion of all three consultation periods.

Relevant Planning History

24C352 - Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access at Lane Ends, Llaneilian. Approved 25/02/2019.

DIS/2019/99 - Application to discharge condition (03) (External materials) (04) (Means of enclosure) (05) (Tree felling, lopping, topping) (06) (Landscaping scheme) (10) (Drainage scheme) of planning permission 24C352 at Lane Ends, Llaneilian. Condition Partially Discharged 05/11/2019.

MAO/2021/29 - Minor amendments to scheme previously approved under planning permission 24C352 (Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access) so as to amend boat store design at Lane Ends, Llaneilian. Withdrawn 15/12/2021.

VAR/2021/91 - Application under Section 73A for the variation of condition (02) (Approved Plans) and (10) (Drainage Scheme) of planning permission reference 24C352 (Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access) so as to allow revised drawings to be included in condition wording at Lane Ends, Llaneilian, Amlwch. Refused 03/08/2022. Appeal dismissed.

SCR/2021/94 - Screening opinion for VAR/2021/91: Application under Section 73 for the variation of condition (02) (Approved Plans) and (10) (Drainage Scheme) of planning permission reference 24C352 (Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access) so as to allow revised drawings to be included in condition wording at Lane Ends, Llaneilian, Amlwch. No EIA Required 06/01/2022.

Main Planning Considerations

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Proposal and Site

The application site is a two-storey detached building, located on a parcel of land to the west of the dwelling known as Lane Ends, at the edge of the settlement in Llanelian. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan (JLDP), is within the Isle of Anglesey Area of Outstanding Natural Beauty (AONB) and is in close proximity to the Wales Coastal Path.

The proposed scheme is a full application to change the design of the building together with a retrospective application for the installation of a package treatment plant. The application has been submitted following an enforcement investigation.

The applications' main issues are:

- i. Site History
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. AONB and Ecology
- v. Highways and Access

i. Site History

Application reference 24C352 was approved in February 2019 for the erection of a new garage/boat store. This building was not built according to the approved plans, with bi-folds and a window installed instead of the two garage doors on the front elevation. A Juliet balcony was placed on the side elevation rather than the steps and door, a treatment plant was installed together with an internal WC, and the storage area extends along the whole first floor level, rather than a void above the boat store.

The site was subject to an enforcement investigation in 2021 due to the lack of compliance with the approved plans. Application VAR/2021/91 was submitted in an attempt to regularise these changes, but it was refused in August 2022 as the changes to the design were more akin of a dwelling rather than the approved boat store. This decision was appealed, with the appeal dismissed by PEDW in September 2023.

ii. Siting and Design

The original approval was a two-storey boat house, with storage above the workshop and a void above the boat store. It measured 11m by 6m, with a pitched roof at 6m in height and its eaves at 3.5m. The approved design had two garage doors and a pedestrian door on the front elevation, a window on the first-floor side facing the coast, a pedestrian door and steps on the other side at first floor level, together with two roof lights each side of the roof.

The building has been built on the same footprint and height, however changes were made to the approved design without permission, as mentioned in the previous section. This application seeks to change the design of the building, making it more akin of its intended use as a boat store. The current unregularized bifold will be replaced by a garage door leading to the boat store, the window will be replaced by a garage door for the workshop, whilst the current anthracite grey pedestrian door will be retained. This will lead to the front elevation of the building resembling a boat store, which is a very similar design to that previously approved in 2019. It is considered to comply with policy PCYFF 3 as it will complement and enhance the character and appearance of the site.

The only other external change is the Juliet balcony instead of the door and stairs. As this is on the south side elevation and is not visible from public viewpoints, it is considered a small-scale alteration which will have no impact on the design of the building. The building will be finished with a combination of ivory coloured render and timber cladding, a tiled roof and UPVC windows. It is considered a high-quality design, in accordance with policy PCYFF 3, which takes into account its natural environmental context, utilising materials appropriate to its surroundings. This is considered a suitable design for its intended use, with only small changes compared to the previous approval. Condition (02) will ensure that all building works are completed with a 24-month timeframe.

The internal changes to include a WC are considered reasonable due to the distance and seasonal nature of the closest public toilets. The other internal change is the storage area across the whole first floor level, as opposed to the previously approved void above the boat store. The sectional drawings highlight around 5m from floor to ceiling internally, with 2.25m on the ground floor and 2.4m on the first floor. It is considered that the internal headspace at ground floor level is suitable for the intended use of the building as a boat store, providing sufficient headspace. The LPA cannot be sceptical on the type of boat that will be stored in the building, with condition (06) restricting its use as a boat store, with any alternative use constituting a breach of planning control.

iii. Impact on Adjacent Residential Properties

The application site is located in an open countryside location near the coast in Llanelian, with neighbouring properties sparsely located in the surrounding landscape. The boat store is around 18m to the east of the nearest neighbouring property Lane Ends and is over 30m away from Glan y Don and Cuddfan. Due to the distance between the boat store and its neighbouring properties and the small-scale degree of change compared to the previously approved scheme, making the appearance more akin of a boat store, it is not considered to negatively impact the privacy and amenities of any neighbouring properties, complying with policy PCYFF 2.

iv. Ecology and AONB

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

Three types of bird boxes will be placed on the building, with condition (04) ensuring that they are placed on the building before it is first brought into use as a boat store. One external light will be placed on the front elevation of the building, complying with dark sky requirements, ensuring that no light pollution will be generated from the development. One tree and a 3m section of hedgerow to the north of the site will be removed, with three new fruit trees planted in their place. This will provide overall biodiversity enhancements as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016) and will ensure compliance with the changes to Chapter 6 of Planning Policy Wales. A 6-person treatment plant has been installed, which will discharge into the existing watercourse to the west. This is considered justified to support the WC, as was outlined by the inspector in the appeal decision, due to the distance and seasonal nature of the closest public toilets. The correct notices have been served on the landowners to the west and no objections have been raised by Natural Resources Wales or the Council Ecologist.

The site is within the Isle of Anglesey AONB where the aim is to conserve and enhance the special qualities and features that give the area its natural beauty, in line with policy AMG 1 and the AONB Management Plan. Due to the small-scale nature of development, to return the design of the building to its previously approved manner as a boat store, which utilises appropriate finish materials, it is not considered to negatively impact the designated landscape.

v. Highways and Access

Amendments are proposed to the site access as part of this application. The existing access will be closed off by a new boundary stone clad wall, with a new access to be opened around 3.6m to the west, which will require the removal of a section of existing wall and hedgerow. The Highways department have no objections to this minor change, which will not have an impact on the local highway network, complying with the transport policies of the JLDP.

This new access will allow improved access to the site and the new car parking area. Three car parking spaces will be provided to the northwest of the site, around 8m in front of the building. The area in front of the building will be finished with a porous paver system with sand and soil infill, raising the level of the site to provide access to the building. The site levels on the proposed site plan show a 150mm step from the finish floor level of the building to the site adjacent, with the site sloping gradually in all directions further away from the building. The 150mm step is not considered to impact the use of the building, with the applicant proposing to use a temporary ramp for access. Due to the infrequent use of the building, this is considered appropriate and will allow the building to be used for its intended use as a boat store.

Conclusion

The application proposes design changes to the building to enable its intended use as a boat store. The changes in design are considered modest and are similar to the previously approved scheme from 2019. It is considered a high-quality design, that will integrate into the surrounding area, utilising materials appropriate to its sensitive coastal location. The application is not considered to impact any neighbouring properties and will provide overall biodiversity enhancement. The new access is acceptable to the highways department, and it is considered that raising the levels of the site will provide adequate access to the boat store considering its infrequent use. The proposal is therefore considered to comply with all relevant local and national planning policies.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:

- **2706:23:1 - Location plan**
- **2706:23:3d - Proposed site plan**
- **2706:23:4b - Proposed floor plans, elevations & section**
- **2706:23 - Green infrastructure statement**
-

Reason: To ensure that the development is implemented in accord with the approved details.

(02) Within 24 months of the date of this permission all building works shown on the proposed floor plans, elevations & section, drawing number 2706:23:4b, shall be completed and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure that the development is implemented in accord with the approved details.

(03) Before the building is first brought into use as a boat store all works to the access and parking area shown on the proposed site plan, drawing number 2706:23:3d, shall be completed and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: In the interest of highway safety in accordance with Policy TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan.

(04) Before the building is first brought into use as a boat store the three bird boxes shown on the proposed elevations, drawing number 2706:23:4b, shall be installed on the building and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(05) All planting and landscaping noted in the proposed site plan, drawing number 2706:23:3d, shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: To ensure biodiversity improvement on the site as required under the Environment (Wales) Act 2016 and policies AMG 5 and PCYFF 4 JLDP.

(06) The development hereby permitted shall only be used as a private boat store/workshop/storage and for no commercial or business use and shall not be used as sleeping accommodation at any time.

Reason: To ensure that inappropriate uses do not take place in the locality.

(07) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 1, AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, TRA 2, TRA 4

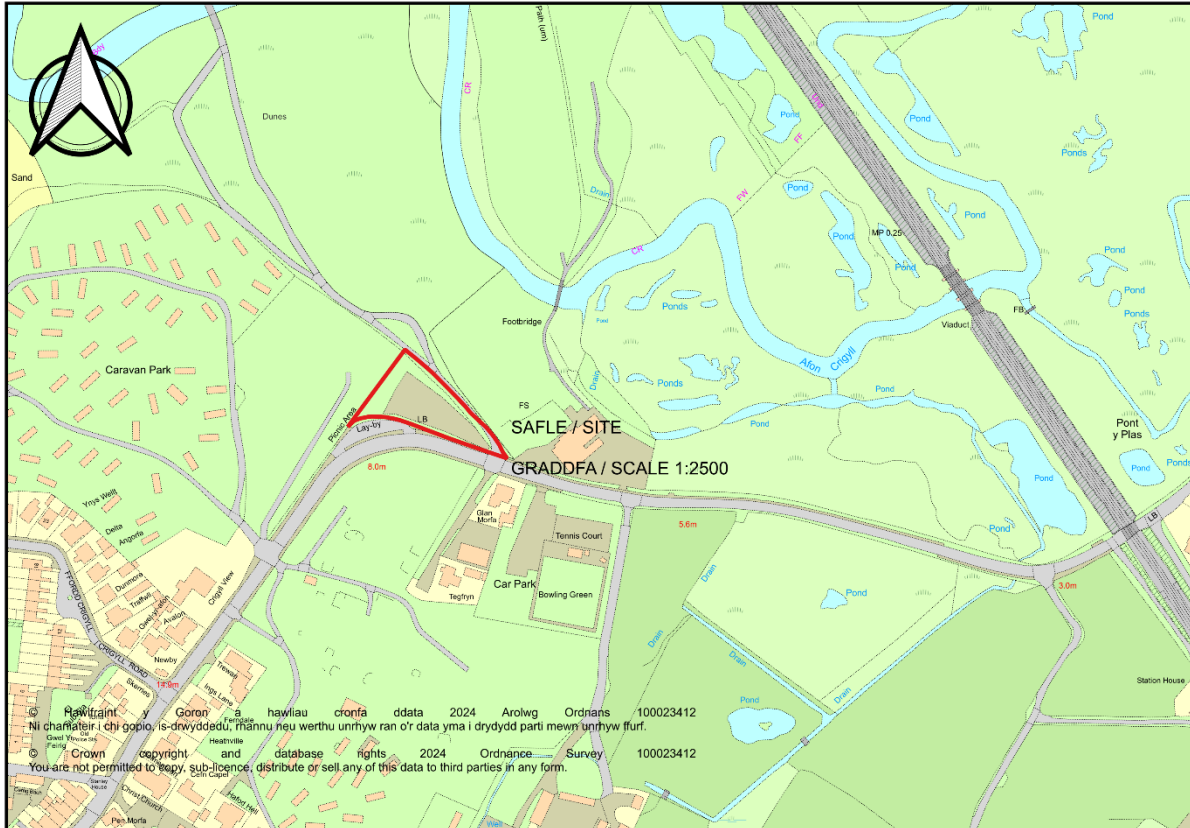
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/40

Applicant: Anglesey Golf Club

Description: Full application for the use of the existing yard to site storage containers on land at

Site Address: Anglesey Golf Club, Station Road, Rhosneigr.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Members.

At the planning committee held on the 5th June, 2024 the members recommended a site visit takes place. The site was visited on the 19th June and members will now be familiar with the site and its setting.

Proposal and Site

The parcel of land lies outside the development boundary of Rhosneigr and lies next to the Anglesey Golf Club. Land to the south and west of the application are established touring and static caravan sites and the land to the north and east is the Anglesey Golf Club. A track runs along the rear of the site leading

from the A4080 to the RAF viewers car park. The application site is currently used as an overflow car park for the golf club. Storage containers have also been placed on the land over the past few years however the numbers have fluctuated between 1 and 5 containers.

The proposal is for the change of use of the land to site 44 containers (39 standard and 5 small containers) together with landscaping.

Key Issues

The applications main issues are;

- i. Policy considerations
- ii. Landscape Impact
- iii. Highway Safety
- iv. Biodiversity

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
Policy CYF 4: New Large Single User Industrial or Business Enterprise on Sites not Safeguarded or Allocated for Employment Purposes
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 20: Planning and the Welsh Language (2017)

Technical Advice Note 23: Economic Development (2014)

Policy ISA 1: Infrastructure Provision

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Standard environmental and health and safety guidance
Polisi Cynllunio / Planning Policy	Comments regarding relevant policies
Draenio / Drainage	Standard comments regarding SUDS and advising that the site is at a medium risk of flooding from the sea
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Guidance regarding planting and lighting
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
GCAG / GAPS	No comments
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information regarding visibility splay - details acceptable.
Dwr Cymru Welsh Water	Advise regarding location of abandoned public watermain and recommended conditional approval regarding means of disposal of surface water
Cynghorydd Douglas Massie Fowlie	Originally raised concerns regarding parking and access to the site and volume of traffic. In a further e-mail requested that the application is referred to the Planning and Orders Committee for determination if recommendation was one of refusal
Cynghorydd Neville Evans	Requested that the application is referred to the Planning and Orders Committee for determination if recommendation is one of refusal
Cyngor Cymuned Llanfaelog Community Council	No response
Cyfoeth Naturiol Cymru	No objection and advised that the site lies partially within Zone C2 of the Development Advice Maps (DAM)

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 10/04/2024. At the time of writing this report one letter of representation and one web comments had been received at the department raising concerns and 34 letters of support. The main issues raised in objection to the development were;

- i. Impact on visual, environmental and recreational amenity area
- ii. Highway safety
- iii. Loss of parking area
- iv. Applicant is not the landowner

In response to the issues raised;

- i. The site is visible and will have a visual impact on the locality
- ii. The Highway Authority have been consulted and raised no objection to the scheme

- iii. The change of use of the land would result in the loss of the overflow car park
- iv. The applicant believed that the land was within their ownership, however following the receipt of the concerns that the land was not owned by the applicant and a desktop survey was undertaken which confirmed that the land was not registered, and the applicant has submitted Certificate D and placed a notice in the local press in order to advise the landowner of the proposed development

The 34 letters of support can be summarised as follows;

- i. Site is currently unsightly, and the proposal will be a planning gain.
- ii. Need for this type of facility in the locality.
- iii. Club is struggling economically and the development will provide additional income.

In response to the issues raised I would respond as follows;

- i. Whilst the roof of the existing containers may be visible at present the siting of 44 containers on the site will worsen the situation. The Landscape Officer has confirmed that the proposed planting will take 10-15 years to establish and provide adequate screening.
- ii. Whilst there may be a need for this type of development in the locality the application site is not the best location and storage facilities are best located within industrial estates and not on the edge of villages.
- iii. Whilst the proposal may provide additional income to the Golf Club this does not overcome the visual harm the development will have on the locality.

Relevant Planning History

No relevant site history

Main Planning Considerations

Whilst the applicant states that the site is currently used as a storage area and overflow car park the site does not benefit from planning permission for its use as a storage area or car park. From a desktop review of aerial images, it would appear that the storage containers were first brought onto the site in 2009. One storage container was placed on the land in 2009, 3 containers in 2013, 5 in 2015 and 3 in 2019 and 2021. During a recent site inspection 4 containers were present on the site.

The current application is for the siting of 44 containers (39 standard and 5 small containers) and would result in a material change in the use of the land.

i. Policy Context - The site lies outside the Development Boundary of Rhosneigr and is classed as open countryside. PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) states outside development boundaries development will be resisted unless it is in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Strategic Policy PS 13 of the JLDP relates to Providing Opportunity for a Flourishing Economy and states that whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the plan by (1) safeguarding 642.9ha of current land and units for employment and businesses (B1, B2, B8 and some sui generis uses) purposes (in accordance with Policy CYF 1).

The land subject to this application is not allocated for any specific use in the JLDP.

Policy CYF 4: New Large single user industrial or business enterprise on sites not safeguarded or allocated for employment purposes. Development will be granted provided they conform to **all** of the following criteria:-

Criteria (1): The proposed site should be located within or adjoining the development boundary of the Sub-regional Centre, Urban or Local Centre. ***The site lies 150m away from the development boundary of the Local Service Centre of Rhosneigr.***

Criteria (2): The proposal should have compelling evidence presented to justify the need for the development taking into account the national tests set out in PPW and TAN 23.

Only in exceptional circumstances can new initiatives be permitted on non-safeguarded or allocated sites. Whilst the information submitted in support of the application states that the development will provide a vital source of income for the Golf Club and if the proposal is refused it is likely that the Golf Club will cease to exist. The supporting information goes on to state that the Golf Club hosts a number of charity events and many community functions are held at the club.

Paragraph 1.2.7 of TAN 23 states: 'They should give first preference to sites within the boundaries of settlements. As a second preference, they should consider edge-of-settlement sites. As a third preference, they should be identifying land in the open countryside. Land may be identified in less preferable locations if the resulting benefits outweigh any adverse impacts of the development.'

It is not considered that the economic benefits of the development outweigh the visual harm the proposal will have on the locality.

Criteria (3): Where appropriate, an existing building or a previously developed site is used in order to meet the need.

Criteria (4): That the scale, type and design of the development is appropriate for the site and the locality or is compatible with existing uses on the site.

The site lies in an open countryside location and is situated next to the neighbouring holiday parks. The site fronts the A4080 and is located in a prominent location which would be visible when travelling out of the village towards Llanfaelog.

The proposal involves the siting of 44 storage containers and it is not considered that the scale and type of development is acceptable in this prominent location.

ii. Landscape impact - Policy PCYFF3 of the JLDP requires proposals to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes into account of the site topography and prominent skylines or ridges.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

Policy PCYFF 4 of the JLDP relates to Design and Landscaping and states that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

The application site lies close to the designated AONB, SPA, SSSI and Wildlife sites. Currently low-lying hedges are located along the border of the site however due to the topography of the site the existing containers can be seen from the adjoining A4080. The placing of an additional 40 containers on the land would result in the site being highly obtrusive and would have a negative visual impact on the locality and would be highly visible when travelling along the A4080 to and from the village and from the nearby public right of way which runs through the golf club grounds and surrounding elevated viewpoints.

This land is classed as being in the open countryside, the proposal would lead to an unacceptable industrial use in the open countryside. Criteria 4 of Policy CYF1 also states that development must be appropriate to the site. The scale of the development proposed would not complement or enhance the character of the area and would lead to a use that would extend a business activity further into the open countryside.

Sketches have been submitted in support of the application to illustrate how the development may look in the future. The Senior Planning Officer - Landscape and Trees has reviewed the documents and stated that the planting proposed to mitigate the development would take between 10-15 years to establish properly on a normal site and the fact that the site is in such an open setting and subject to high winds and salt air would severely affect the establishment of any planting. Planting growth on the site would be hindered and due to this the development would be visually obtrusive for a prolonged period of time.

iii. Highway Safety - The Highway Authority have been consulted and raised no objection to the development. However at the time of writing this report an amended visibility drawing had been received at the department. The details have been forwarded to the Highway Authority for assessment and they have confirmed that the amended visibility splay is acceptable.

iv. Biodiversity - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must achieve overall biodiversity enhancement in accordance with the Environment Wales Act (2016) and Planning Policy Wales.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

A Green Infrastructure statement has been submitted as part of the application. The proposal includes landscaping along the boundary of the site and the scheme has been considered by the Ecological Advisor who provided comments to improve the scheme, these comments have been forwarded to the applicant however at the time of writing this report no response has been received.

Conclusion

The site lies in a prominent position in the open countryside and would lead to an unacceptable built form of development in the open countryside and conflicts with Policy PCYFF 1, PCYFF 3, PCYFF 4 and CYF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Recommendation

That the application is refused for the following reasons:

(01) The local planning authority considers that the proposal would lead to an unacceptable built form of development in the open countryside and conflicts with Policy PCYFF 1, PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

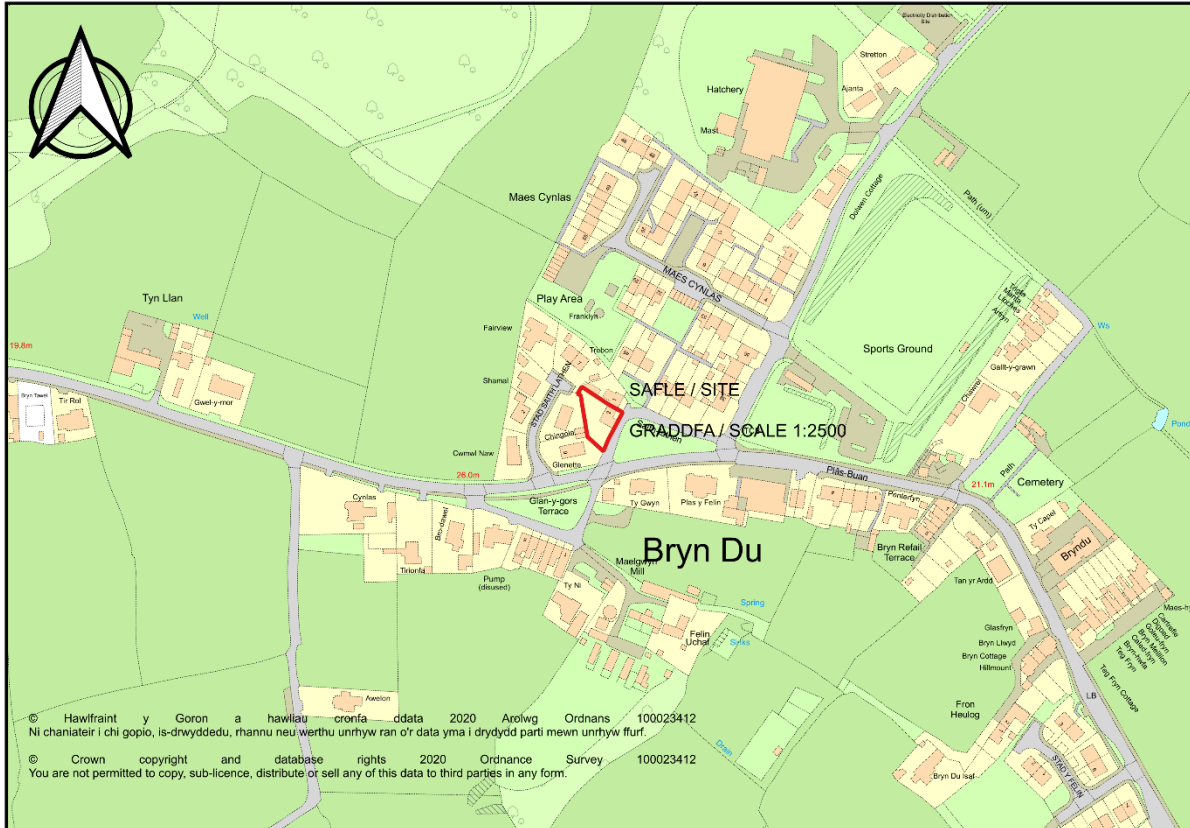
(02) The local planning authority considers that the proposal conflicts with criteria 1, 2 and 4 of Policy CYF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Application Reference: HHP/2024/56

Applicant: S Walpole

Description: Full application for alterations and extensions at

Site Address: 2 Saith Lathen, Ty Croes



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Councillor Douglas Fowlie, due to concerns with parking, building over drains and over development of the site.

At the planning committee held on the 5th June, 2024 the members recommended a site visit takes place. On the 19th June a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The application site is a semi-detached cottage located within the Bryn Du cluster as defined by the Joint Local Development Plan.

The application presented is for alterations and extensions to the property, consisting of a single storey rear extension.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, whether it would impact the highway network and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Supplementary Planning Guidance – Parking Standards (2008)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecology survey is required, but confirmation is required regarding vegetation removal. Advice regarding roof work and external lighting and satisfied with the two nature boxes as biodiversity enhancements.
Cynghorydd Douglas Massie Fowlie	Called the application into the planning committee due to concerns with parking, building over drains and over development of the site.
Cynghorydd Neville Evans	No response received.
Cyngor Cymuned Llanfaelog Community Council	No response received.
Draenio / Drainage	Drainage informatives.
Dwr Cymru/Welsh Water	Condition regarding surface water drainage and advisory notes for the applicant.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Confirmation required regarding parking provision on site. CTMP condition and highways informatives. Satisfied with the two parking spaces, which comply with the required standard.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 23/04/2024. At the time of writing this report, one letter of objection had been received at the department. The main comments raised were:

- The proposed extension would be situated directly above the water service to 1 Saith Lathen, with no consideration or indication of rerouting or protection as part of this application. This water service was damaged whilst undertaking work on a previous development on site.
- The proposed extension would constitute an overdevelopment of the site. It would be the third development undertaken in six years, following a retrospective extension in 2018 and an annexe under the caravan act in 2022.
- The proposed development would restrict the ability to remove the annexe when the intended use is no longer valid.
- Lack of sufficient off-road parking at the application property, which only has one off-road parking space and is accessed off a narrow single-track road.
- Inaccurate application form stating that the development cannot be viewed from the public highway.
- The previous application on site indicated a bedroom was to be created whilst this application indicates that this wasn't completed.
- Lack of traffic management during the previous construction work on site.

In response to these comments:

- It would appear that this is a private water connection. There are no Welsh Water assets within the curtilage of the site and Welsh Water raised no objections during their consultation. The presence of this water connection and any future damage would be a private matter between the interested parties.
- The application proposes a small-scale extension, with ample amenity space remaining on site. The design will be discussed further in the main body.
- It is not considered that the proposed extension would impact the existing annexe.
- The Highways Department have been consulted on the application and are satisfied with the two off-road parking spaces on site.
- This is a minor inaccuracy in the application form. A site visit has been conducted and the planning officer is totally aware of the site and its surroundings.
- The existing and proposed floor plans indicate the layout of the property. It is not considered an issue whether there are one or two bedrooms within the dwelling.
- Condition (04) of this permission will require the submission of a Construction Traffic Management Plan which will allow the highway department to ensure that the highway is unaffected during the construction.

Relevant Planning History

HHP/2019/2 – Retrospective application for alterations and extensions at 2 Saith Lathen, Bryn Du, Ty Croes. Approved 25/04/2019.

LUP/2022/3 - Application for a Certificate of Lawfulness for the proposed siting of a mobile home to be used as an annexe used ancillary to the existing dwelling at 2 Saith Lathen, Ty Croes. Lawful 20/05/2022.

Main Planning Considerations

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, whether it would impact the highway network and whether the proposed development would impact any neighbouring properties.

Proposal and Site

The application site is a semi-detached cottage located within the Bryn Du cluster as defined by the Joint Local Development Plan.

The application presented is for alterations and extensions to the property, consisting of a single storey rear extension.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

iii. Highways and Parking

i. Siting and Design

The application site is a small property, with a lounge/bed sit in the original cottage, together with a kitchen, sitting room, bathroom and utility in the extension approved in 2019. The proposed scheme is for the erection of a single storey rear extension, extending from the rear of the existing extension. It will extend approximately 4.4m beyond the rear elevation, will measure 2.8m wide and will have a flat roof at 2.8m in height, which is the same as the existing extension.

Despite being higher than the eaves of the cottage, it remains a subservient extension which is considered to have a negligible impact on the surrounding built environment. The extension will have a window on the rear and double doors on the south side, opening into the garden. It will be finished with render to match the existing dwelling, which ensures a high-quality design in accordance with policy PCYFF 3, utilising materials appropriate to its surroundings. It is considered to complement and enhance the character and appearance of the site.

It is a small-scale extension which will integrate into the rear garden, which has ample space to accommodate the extension without compromising the amenity space for the occupiers, complying with policy PCYFF 2. There is an existing annexe in the northwest corner of the rear garden, which was erected under the caravan act and was deemed lawful by application LUP/2022/3. There will be around 2m separating the rear of the extension and the annexe, which will be a patio area.

The proposed extension is not much greater than a rear extension which could be erected under permitted development rights. It is a small-scale extension, subservient to the main dwelling, that will integrate into the site with its appropriate finish materials.

Two bird boxes will be placed on the property, which will provide overall biodiversity enhancements as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016) and will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

ii. Impact on Adjacent Residential Properties

The application site is located within the cluster of Bryn Du, with several neighbouring properties nearby. Due to the small-scale nature and siting of the extension, it is not considered to negatively impact its neighbouring properties, complying with policy PCYFF 2. The double doors on the south side elevation will be opening into the garden and will be around 8m away from the boundary with 8 Saith Lathen. The bedroom window on the rear will be a similar distance away from 8 Saith Lathen, ensuring no overlooking concerns from the development, having negligible impacts on the neighbouring properties, complying with policy PCYFF 2.

iii. Highways and Parking

The property will be a 1-bedroom dwelling, with two off-road parking spaces within the curtilage. There will be one to the south of the side extension and one parallel parking space in front of the property. Both parking spaces comply with parking standards requirements and policy TRA 2. Concerns were raised regarding the lack of traffic management during previous works on site. Condition (04) will require the submission of a CTMP prior to commencing development to ensure that adequate control over the highway during construction.

Conclusion

The application proposed a small-scale rear extension to provide additional living space within the property. It is a subservient extension that will integrate into the built environment, using appropriate materials and not impact the existing amenity space afforded to the occupiers. The application is not considered to impact its neighbouring properties and will provide overall biodiversity enhancement. Ample

parking provision is provided at the property to comply with highways requirements, with the CTMP condition to control highway safety during construction. The proposed development is considered acceptable and complies with the relevant local and national planning policies.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Proposed site plan, elevations & section - received with planning application HHP/2024/56.
- Proposed floor plan - received with planning application HHP/2024/56
- Location plan - received with planning application HHP/2024/56
- Green infrastructure assessment - received with planning application HHP/2024/56

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(04) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. Wheel washing facilities (if appropriate)
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.

The works shall be carried out strictly in accordance with the approved details.

Reason: To comply with the requirements of the Highways Authority.

(05) Prior to the occupation of the extension hereby approved the two bird boxes shown on the proposed elevation, received with planning application reference HHP/2024/56, shall be installed on the building and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 5, PCYFF 2, PCYFF 3, TRA 2, TRA 4

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Planning Committee: 24/07/2024

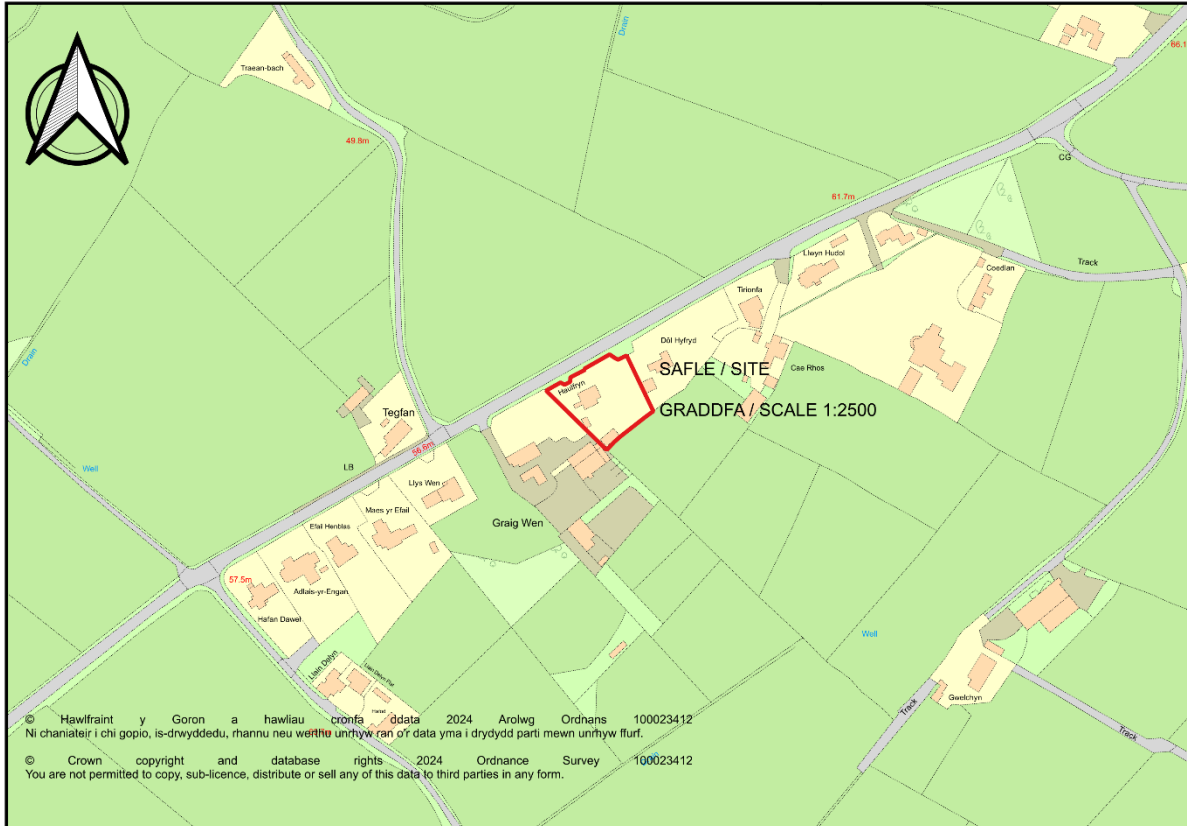
12.1

Application Reference: FPL/2024/37

Applicant: Director of Social Services

Description: Full application for an extension to the day centre to provide residential accommodation at

Site Address: Haulfryn, Capel Mawr, Llangristiolus.



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Permit

Reason for Reporting to Committee

The application is made on council owned land by the Head of the Housing Service.

Proposal and Site

The site is located in the rural cluster of Capel Mawr as defined under the Joint Local Development Plan. The existing site consists of a building which was previously a dwelling, but has recently undergone works to change its use into a day care centre in line with permission FPL/2021/310. The building is single storey and set within ample curtilage and includes 2 private accesses from the public highway for access and egress from the site.

The proposal is made for the erection of an extension to the rear of the building which will create space for 3 bedrooms which will be used as living accommodation for 1 member of staff and 2 service users. The extension will utilise materials sympathetic to those used in the existing building, with the walls finished in white render to match and the roof in fibreglass.

Key Issues

The key issues of the scheme are its acceptability in terms of its principle, design, impact on residential amenity and impact upon the local highway network.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy TAI 11: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly

Policy TRA 4: Managing Transport Impacts

Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with highway arrangements.
Polisi Cynllunio / Planning Policy	Confirmed policy TAI 11 as relevant policies of the JLDP.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with addition of nesting boxes and sensitive lighting. No objection to contents of Green Infrastructure Statement.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives regarding pollution prevention.
Cynhorydd Geraint Ap Ifan Bebb	No response.
Cynghorydd Nicola Roberts	No response.
Cyngor Cymuned Llangristiolus Community Council	No response.
Dwr Cymru Welsh Water	No objection.

Publicity was afforded to the scheme by the posting of personal letters to occupiers of the neighbouring properties. The latest date for representations to be made in response to the above was the 12/04/2024. At the time of writing this report, one letter of representation had been received which raised concerns in regards to privacy and traffic. These issues will be addressed under the relevant sub headings below.

Relevant Planning History

FPL/2021/310 - Full application for the change of use of the existing dwelling into a day centre for children with learning disabilities at Haulfryn, Capel Mawr, Llangristiolus. Approved 2/2/2022

Main Planning Considerations

Principle of Development

The principle of such development is considered under policy TAI 11 of the Joint Local Development Plan. TAI 11 supports the provision of Specialist Care Accommodation subject to adherence with the following relevant criteria;

"2. Specialist care accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location is provided, taking account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/ or unavailable."

Following a site visit, it is noted that the day care use has not yet commenced and as such the building still has lawful C3 use as a dwelling house. Subsequently, it is considered that the site is a suitable brownfield site in accordance with the above noted criteria. It is clear the location of the accommodation is justified as it is to be used in connection with the consented and valid permission for the day care use of the site. Due to the above, it is not considered there is any objection in policy terms to the principle of the development and thus the LPA are of the opinion the principle of the scheme is acceptable and conforms with the thrust of policy TAI 11.

Residential Amenity

Policy PCYFF 2 aims to protect the amenities of residential properties and states that proposals will be refused where they have an adverse impact on The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. The scale of the residential element of the scheme is not thought to be to such an extent that would cause a level of disturbance that would be detrimental to residential amenities. Having visited the site, it was observed that the boundaries are well defined by mature hedging and timber fencing. In light of the fact that the extension is single storey only, it is not considered that the scheme would overlook unacceptably or to an extent that would cause loss of privacy that would warrant refusal. It is additionally noted that the nearest neighbouring properties are over 30m away and thus exceed the maximum distance of 21m noted in the Supplementary Planning Guidance Design Guide. In light of the above, the department are satisfied the scheme conforms with policy PCYFF 2.

Design

Policy PCYFF 3 is the main design related policy of the JLDP, with it's general thrust aimed at ensuring developments are high quality and complement/enhance the character and appearance of a site and its surroundings. As mentioned above, the scheme will utilise sympathetic materials which will not detract or be at odds with the existing building. The extension is located to the rear of the building where it would only be partially visible from the highway when travelling from the Llangristiolus direction along the B4422. At 3.6m in height, the extension will not dominate the appearance of the existing building and would visually be subservient. Due to the above, the department are satisfied the scheme will meet the requirements of PCYFF 3 in complementing and enhancing the appearance of the site and building.

Highways

The proposal will utilise the same access and egress points as permitted under the previous application on site and it was stated by the developer that this scheme would generate an additional 4 vehicular movements per day in addition to the 40 generated by the day care element. The highways department had no objection to this and were satisfied with the additional traffic and the ability of the local highway network and accesses to cope with it. Policy TRA 4 of the JLDP seeks to ensure that no unacceptable harm is caused to highway operation, with the degree of unacceptable harm to be determined by the local authority on a case by case basis. Due to the above and the Highway Authority's satisfaction with the scheme, it is considered the scheme is in accordance with policy TRA 4.

Ecology

Under policy AMG 5 and the Council's duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of nesting boxes on the building, which were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity. In addition to this, sensitive external lighting is proposed which was to the satisfaction of the ecology officer. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The document was considered satisfactory and commensurate with the scale of the application.

Conclusion

The scheme was found to be in accordance with all relevant policies of the Joint Local Development Plan and no other material considerations were present which indicated a decision other than approval is justified. The proposal will provide residential accommodation to be used in conjunction with the previously granted care facility which will allow it to better meet the requirements of the service users. It is not considered that the scheme would give rise to any unacceptable impacts and as such the department are obliged to recommend approval.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Phase II Location Plan / 09723-CCE-XX-XX-DR-C-0001 Rev P01
- Phase II Site Visibility / 009723L-CCE-XX-XX-DR-C-0014 Rev P01
- Phase II Proposed Elevations / 09723-CCE-II-XX-DR-A-0003 Rev P02
- Proposed Site Layout / 09723-CCE-XX-XX-DR-C-0002 Rev P01
- Phase II Proposed Elevations / 09723-CCE-II-XX-DR-A-0004 Rev P02
- Phase II Proposed Ground Floor Layout / 09723-CCE-II-00-DR-A-0002 Rev P03

- **Proposed SuDS Approval Body (SAB) Layout / 09723-CCE-XX-XX-DR-C-0006 Rev P02**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 11, AMG 5, TRA 4.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/353

Applicant: Clwyd Alyn Housing Limited

Description: Full planning application for the erection of 54 new dwellings, construction of new vehicular access and road together with soft and hard landscaping on land adjacent to

Site Address: Cae Rhos, Porthdafarch Road, Holyhead,



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

At the request of Local Member Councillor T LI Hughes due to concerns regarding the overdevelopment of the area and highway safety and at the request of Councillor K Roberts due to local concerns.

Proposal and Site

The application site comprises 1.76 hectares of agricultural land located on the south western approach to Holyhead. The application site is situated along Porthdafarch Road which leads via Henddu Terrace and Mountain View to Kingsland Road (B4545) in proximity to junction 2 of the A55 expressway. There is an existing dry stone wall and hedgerow present along the frontage with the public highway. The south

western boundary of the application site abuts the Area of Outstanding Natural Beauty "AONB". The application site is abutted to the north east by the Cae Rhos residential estate and to the south west by a residential property (Rowen). There is a public footpath on the opposite side of Porthdafarch Road and to the south east leading from the Cae Rhos estate.

The application is a full application for the erection of 54 dwellings comprising of 4 no. two bedroom bungalows, 1 two and 1 three bedroom wheelchair accessible bungalow, 10 no. two bedroom dwellings, 12 no. three bedroom dwellings, 6 no. four bedroom dwellings and 20 no. one bedroom flats together with the construction of a new vehicular access to serve the development and associated landscaping works.

Key Issues

- i. Principle of residential development -
- ii. Highway safety
- iii. Impact on neighbouring properties and locality
- iv. Ecology and biodiversity

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 6: Water Conservation
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 11: Noise (1997)
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)
Technical Advice Note 24: The Historic Environment (2017)

Supplementary Planning Guidance - Affordable Housing (2004)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Anglesey AONB Management Plan 2015-2020 "AONB Management Plan"

Response to Consultation and Publicity

Consultee	Response
Strategol Tai / Housing Strategy	Provided information on housing need statistics.
Polisi Cynllunio / Planning Policy	Comments regarding relevant policies.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Scheme acceptable
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested further information and recommended conditional approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Recommended conditional approval for a detailed landscape planting scheme to be submitted for its written approval.
Dwr Cymru Welsh Water	Site is crossed by a public watermain and a public foul water rising main and provided advisory notes.
Draenio / Drainage	No response
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Recommended conditional approval for a programme of archaeological works to be undertaken on the site prior to the commencement of works on site.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd Keith Robert Roberts	Referred the application to the Planning and Orders Committee for determination due to local concerns.
Cynghorydd Trefor Lloyd Hughes	Object due to over development in the area and serious highway issues. Referred the application to the Planning and Orders Committee for determination.
Cyngor Tref Caergybi / Holyhead Town Council	Object due to impact on highways safety
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Consideration has been given to the Welsh Language
Cyfarwyddwr Addysg, Sgiliau a Phobl Ifan Director of Education, Skills and Young People	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, placing of a notice near the site and the publication of a notice in the local press. The latest date for the receipt of any representation was the 09/02/2024. At the time of writing this report seven letters of representation and four web comments had been received at the department. The main issues raised were;

- i. Concerns regarding surface water drainage and the application site is liable to flooding
- ii. The application represents a 47% increase to the previously approved scheme
- iii. Increase in traffic and the road serving the site is inadequate
- iv. Out of character with the locality (previous scheme was for bungalows)
- v. Properties should not be allowed to change from permanent residential properties to holiday use
- vi. Anti-social behaviour
- vii. Local services (doctors and dentists) are full
- viii. Impact on environment.

I would respond as follows to the issues raised;

- i. As the proposal is for a large development a SUDs application will be required where surface water drainage will be assessed by the appropriate body. The site is not located within a designated flood zone.
- ii. The application is a new (full) application and the developer is not required to comply with the outline application. The land has been designated for housing development in the Anglesey and Gwynedd Joint Local Development Plan for 53 dwellings.
- iii. The Highway Authority have been consulted and raised no objection to the proposal.
- iv. The scheme comprises bungalows and two storey dwelling. whilst the Cae Rhos residential estate is an estate of bungalows there is a mixture of terrace, two storey detached and semi detached in the locality.
- v. At present it is beyond the remit of the local authority to impose conditions restricting the use of the properties as permanent residential dwellings. However the application has been submitted by Clwyd Alun housing association based on the evidence of housing need in the locality.
- vi. As stated above the land has been allocated for residential development for 53 dwelling in the current local development plan.
- vii. The proposal includes soft landscaping scheme with some trees to be retained, new tree planting wildflower and grassland meadow and native hedging.

Relevant Planning History

19C1231 -Outline application for the erection of 32 market dwellings and 4 affordable dwellings, construction of new vehicular and pedestrian access, provision of play area and open spaces together with full details of access and layout on land adjacent to - Cae Rhos Estate, Ffordd Porthdafach Road, Caergybi/Holyhead - Refused 08/12/2020 - Appeal allowed 27/8/21

Main Planning Considerations

- i. Principle of Residential Development - Holyhead is identified as an urban service centre within the Anglesey and Gwynedd Joint Local Development Plan (JLDP) which is the highest level of settlement on the island. Because of the sustainability credentials of these settlements a higher proportion (53%) of new development will be expected to take place in them.

The application site is located on an allocated site (T11) within the settlement boundary of Holyhead under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with policy TAI 1, further the JPPU have confirmed that at present capacity exists in the settlement and that no Welsh Language Statement is required with the planning application. A satisfactory record of how the Welsh language was considered in drawing up the planning application has been provided with the Design and Access Statement submitted with the planning application.

The proposal is a full application for the erection of 54 dwellings (which equated to a density of 30 dwellings per hectare).

Policy TAI 8 of the JLDP requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of dwellings comprises 4 no. two bedroom bungalows, 1 two and 1 three bedroom wheelchair accessible bungalow, 10 no. two bedroom dwellings, 12 no. three bedroom dwellings, 6 no. four bedroom dwellings and 20 no. one bedroom flats. The Design and Access Statement explains how the mix was derived having regard to

The SPG Housing Mix and concludes that the scheme meets the need in Holyhead. The council's Housing Service confirm that they are satisfied with the housing mix proposed in the development.

Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 5.4 units. The scheme proposes 6 affordable dwelling and this complies with the requirement of Policy TAI 15.

ii. Highway Safety - Concerns have been raised by the Local Member and members of the public that the development will lead to an increase in traffic movements and that the road serving the site is inadequate to cope with the additional traffic. A Transport Statement has been submitted as part of the application and the Highway Authority have been consulted. Originally the Highway Authority requested amended details in order that the proposal complies with the requirements of Parking standards. An amended site layout has been submitted which illustrates the additional parking provision. The Highway Authority have confirmed that the amended site layout scheme is acceptable.

iii. Impact on residential amenities and locality - The council's SPG Design Guide provides guidance on the proximity of development to other properties and boundaries to prevent overlooking and other unacceptable impacts. The proposed properties that lie along the north eastern boundary of the site which borders the adjoining estate known as Cae Rhos are located 10.8 metres away from the boundary and this complies with the distances recommended in Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment. Due to these distances and the fact that the existing trees located along the boundary are to be retained as part of the development it is not considered that the construction of two storey properties along the northeastern boundary of the site will have a detrimental impact on the amenities currently enjoyed by the occupants of the properties.

The south western boundary of the application site abuts the AONB. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there are also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. As stated above the site has been allocated for residential purposes in the JLDP. There is a mixture of house types, scale and design in the locality and the design and materials to be used as part of the development are considered acceptable in this location and will not have a negative impact on the locality.

iv. Ecology and Biodiversity - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must achieve overall biodiversity enhancement in accordance with the Environment Wales Act (2016) and Planning Policy Wales.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The scheme proposes 15 house sparrow nest boxes, and 15 swift nest boxes. and new trees and hedging will be planted along with ornamental planting, wildflower and grassland meadows. The Ecological Advisor has requested further information in regards to biodiversity enhancement however due to the constraints of the site this is not possible within the site and at the time of writing this report we are in negotiation with the developer to provide a financial contribution for off site biodiversity enhancements.

Conclusion

The site lies within the development boundary of Holyhead and the land has been allocated for its residential development for 53 dwellings. The proposal complies with current policies and will not have a detrimental impact on highway safety, residential amenities, locality or upon ecology. The recommendation is one of approval subject to a Section 106 Agreement for 6 affordable dwellings and subject to an acceptable proposal for biodiversity matters.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Reason: To ensure that the development is implemented in accord with the approved details.

(03) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

(04) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 1, 2, 3 and 4.

Reason In the interests of the amenities of the existing residential properties in proximity.

(05) Any trees or shrub which forms part of the approved Landscaping Scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason In the interests of the visual amenities of the area and biodiversity.

(06) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

The sustainability of the construction methods to be employed;

Full specification(s) of external lighting (if any)

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Precautionary reasonable avoidance measures “RAMS” for protected species.

Existing hedge and tree protection measures.

Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.

Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(07) a) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development hereby shall be carried out and all archaeological work completed in strict accordance with the details as may be approved in writing by the Local Planning Authority.

b) A detailed report on the archaeological work, as required by condition 13 (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.(

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and TAN24: The Historic Environment. 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(08) The vehicular access to the development hereby approved shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(09) The vehicular access to the development hereby approved shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the public highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(10) No surface water from the development shall discharge onto the public highway. No development shall commence until full design details for the surface water drainage of the development have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved scheme has been implemented and is fully operational.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(11) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption requirements, Anglesey' (Copy enclosed with this decision notice).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(12) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(13) The commencement of the development shall not take place until there has been submitted to and approved in writing by the local planning authority a Construction Traffic Management Plan "CTMP". The CTMP shall include;

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

(vi) The arrangements to be made for on-site parking for personnel working on the construction of the development hereby approved and for visitors;

(vii) The arrangements for loading and unloading and the storage of plant and materials;

(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the Development shall be completed in accordance with the approved CTMP.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(14) The dwelling(s) hereby approved shall not be occupied until the car parking space(s) for those dwelling(s) have been completed. The car parking spaces(s) shall be retained for these purposes in the lifetime of the development hereby approved.

Reason: To ensure that the development does not result in any road / parking problems.

(15) The development shall take place in accordance with the Mitigation and Recommendations contained within the Preliminary Ecological Assessment by Cambrian Ecology Ltd dated 9th May, 2023 submitted under application reference FPL/2023/353.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(16) Prior to their installation full details of all external lighting shall be submitted to an approved in writing by the Local Planning Authority. The "lighting scheme" shall include the following details:

**Locations
and light splays of all external lighting**

The use of the external lights shall not commence until "the lighting scheme" has been installed in accord with the details to be approved in writing by the Local Planning Authority under the provisions of this condition. Thereafter the approved "the lighting scheme" shall be retained to the satisfaction of the Local Planning Authority and no additional external lighting shall be installed.

Reason: To safeguard any protected species which may be present

(17) No development shall commence until an invasive not-native species mitigation and removal plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To control and prevent any invasive species present on the site.

(18) No development or site clearance shall commence until a badger survey has been undertaken to establish whether further badger activity has been found on the site. The findings of the survey shall be submitted to and approved in writing by the local planning authority. If any evidence of badgers are found on site no development or site clearance shall commence until a licence has been issued by Natural Resource Wales.

Reason: To safeguard any protected species which may be present

(19) No vegetation clearance shall take place between March and September of any year.

Reason: To safeguard any protected species which may be present

(20) No development or site clearance shall commence until a long term management plan has been submitted to an approved in writing by the local planning authority. The plan shall outline the clearance practices; planting techniques of all new habitats; management and maintenance of all of the new habitats created on and off of site. The new habitats will need to be maintained and managed for the lifetime of the site.

Reason: To safeguard any protected species which may be present

(21) Notwithstanding the submitted plans no development shall commence or site clearance shall commence until a detailed landscaping plan has been submitted to and approved in writing by the local planning authority. The scheme shall implemented in accordance with the approved details.

Reason: In the interest of ecology and biodiversity

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS 1, ISA 1, ISA 5, PS 4, TRA 2, TRA 4, PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TAI 1, TAI 8, TAI 15, AMG 1, AMG 3, AMG 5, PS 19, PS 20, AT 4.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2020/104

Applicant: Rectory Developments Anglesey Ltd

Description: Full application for the installation of an off-site surface water management system to serve the adjoining residential development previously approved under planning application reference 31C170E (Full application for the erection of 16 dwellings together with the construction of a new vehicular and pedestrian access) on land adjacent to

Site Address: Ty'n Llain Estate, Llanfairpwll



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

Part of the land that forms the application site is owned by the Local Authority.

Proposal and Site

The application site is a triangular parcel of land located within the development boundary of Llanfairpwll. The parcel of land lies between the properties on the Tyn Llain residential estate and the A55. The A55 highway lies at a lower ground level than the application site.

The proposal is a full application for the installation of an off-site surface water management system to serve the residential properties on the nearby Llys Eilian estate. Llys Eilian is a residential estate comprising of 16 properties.

Key Issues

The application main issue is whether the proposed surface water system is adequate to serve the nearby residential estate.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy ISA 1: Infrastructure Provision
 Policy PCYFF 1: Development Boundaries
 Strategic Policy PS 2: Infrastructure and Developer Contributions

Technical Advice Note 15: Development and Flood Risk (2004)

Planning Policy Wales (Edition 12, February 2024)

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	Standard comments regarding SUDs however residential development was approved prior to the implementation of SUDs
Priffyrdd a Trafnidiaeth / Highways and Transportation	Numerous correspondence between Highways, developer and department. Following the receipt of additional information confirmed scheme is acceptable.
Llywodraeth Cymru (Priffyrdd/Highways)	Originally requested further information and following receipt of the additional information objected to the proposal as the proposal was to connect to the land drain that flows to the culvert that runs along the A55. Following lengthy discussions, amendments and receipt of historical information withdrew objection.
Cynghorydd Meirion Jones	No response
Cynghorydd Robin Wyn Williams	No response
Cyngor Cymuned Llanfairpwll Community Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments regarding replacement hedgerow planting
Ymgynghorydd Tirwedd / Landscape Advisor	Comments regarding hedge replanting
Dwr Cymru/Welsh Water	Standard comments regarding asset protection

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 06/08/2020. At the time of writing this report no letters of representation had been received at the department.

Relevant Planning History

31C170: Application for residential development consisting of the erection of 24 affordable dwellings on part of OS 1426 Frondeg Terrace, Penmynydd Road, Llanfairpwll: Appeal against non-determination Dismissed 01/11/94.

31C170A: Outline application for residential development on OS 1426 Ffordd Penmynydd, Llanfairpwll: Approved 05/02/07 - Section 106 Agreement 01/02/07 (Affordable dwellings)

31C170B/DA: Detailed application for the erection of 11 dwellings to include 6, 3 bedrooms semi-detached dwellings, 4, 3 bedrooms dwelling with attached garage and one detached 4 bedroom dwelling together with the construction of a new access road, the construction of a vehicular access from Lon Hen Dyfnia and the construction of a vehicular access from Lon Penmynydd on OS enclosure no 1426, Ffordd Penmynydd, Llanfairpwll – Approved 09/02/2010

31C170D: Erection of 17 dwellings to include 12 no. 2 bedroom detached dwellings, 4 no. 3 bedroom semi-detached dwellings and 1 no. 3 bedroom bungalow, together with the construction of a new vehicular access and pedestrian access and the construction of an internal access road on land off Hen Lon Dyfnia, Llanfairpwll - Refused 01/06/16 - Appeal dismissed 10/01/17

31C170E - Full application for the erection of 16 dwellings (10 dwellings with 2 bedrooms, 4 dwellings with 3 bedrooms and 2 dwellings with 4 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lon Dyfnia, Llanfairpwll - Approved 20/02/18 - S106 Agreement 09/02/18 (Affordable dwellings, open spaces and education financial contribution)

31C170F/DIS - Application to discharge conditions (01) (highway work), (05) (drainage details), (07) (street lighting), (08) (traffic management plan) and (13) (slab levels) of planning permission 31C170E at Hen Lon Dyfnia, Llanfairpwll - Conditions discharged 07/06/18

31C170G/DIS -Application to discharge conditions (06) (surface water drainage system management and maintenance), (09) (boundary scheme) and (10) (landscaping scheme) of planning permission 31C170E on land adjacent to Hen Lôn Dyfnia, Llanfairpwll - Conditions (09) and (10) discharged - condition (06) not discharged - 03/07/17

Main Planning Considerations

Background - Planning application reference 31C170E was approved on the 20th February, 2018 and was subject to a Section 106 Agreement to safeguard that the development provided affordable units and an open space and education financial contribution.

Condition (06) of the permission requested that a management and maintenance plan for the surface water drainage system and the estate road should be submitted to the local planning authority for its written approval.

Planning application 31C170G/DIS was submitted for the discharge of conditions (06) (surface water drainage), (09) (boundary scheme) and (10) (landscaping scheme) was submitted in May 2018. Whilst the boundary and landscaping scheme (conditions (09) and (10)) were considered acceptable condition (06) was not discharged as it was not considered that the details submitted were acceptable and sufficient to discharge the condition.

The drainage scheme approved under planning application reference 31C170E was to be located in the field to the southeast of the current application site in a vacant agricultural field (next to Hen Lon Dyfnia residential properties) Following further investigations by the developer it was found that the approved surface water drainage scheme was not feasible in the approved location as the proposal conflicted with the location of a water main. The developer claimed that the water main had not been accurately plotted on the utility service maps.

The current application is to provide off-site surface water drainage system. Water from the residential estate will flow into the tanks and on occasions when the tanks overflow the water will drain into the existing land drain which will flow into the culvert that runs along the A55 highway.

Criteria 7. of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan states that planning permission will be refused where the proposed development would have an adverse impact on the health and safety of occupiers of local residences, other land and property uses or characteristics, of the locality due to increased activity, disturbance, vibrations, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. Criteria 6 of Policy PCYFF 3 states that proposals will only be permitted where the drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

Originally the North and Mid Wales Trunk Road Agency (NMWTRA) requested further information and upon receipt objected to the proposal due to the concerns that water would drain to the land drain and to their culvert on the A55. Lengthy discussions and meetings have been held with the developer, NMWTRA, Highway Officers, Drainage Officers have taken place since the submission of the original drainage scheme and further information and historical evidence has been submitted by the developer and NMWTRA have confirmed that the drainage scheme is acceptable.

Conclusion

The surface water drainage system is required to serve the 16 residential properties on the nearby Llys Eilian residential estate and the scheme as amended is adequate to serve the site and complies with current policies.

Recommendation

That the application is permitted subject to the following conditions:

(01) Within 3 months of the date of this permission the surface water drainage system shall be connected to the system serving the properties on Llys Eilian residential estate in accordance with the details contained in condition (03) below and be in working order.

Reason: To ensure that the site is adequately drained

(02) Within 3 months of the date of this planning permission a management and maintenance plan for the surface water drainage system of the development hereby approved, and for the estate road on the development and a timetable for the carrying out of these management and maintenance measures shall be submitted to the Local Planning Authority for its written approval. The development shall thereafter proceed and be maintained in accordance with the management and maintenance plan approved under the provisions of this condition.

Reason: To ensure that the site is adequately drained and highway safety

(03) The proposed surface water drainage system layout must be constructed in accordance with the details on drawing 4035-107-Rev received 23/06/2020.

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

(04) The proposed surface water attenuation and infiltration system must be constructed in accordance with the details on drawing 002119-CCE-Va-XX-40:40:40:18-C-50:30-0002 S1-P03, dated 10/10/19 and received on 11/03/2021.

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

(05) The final drainage outfall connection into the existing surface water drainage system within Hen Lon Dyfnia must be limited to a maximum discharge rate equivalent to the site's pre-developed greenfield runoff rate and shall not exceed 3.0 litres per second min any event, with all excess flows being attenuated by storage on site.

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

(06) A non-return flow valve is incorporated into the surface water discharge system in the development prior to connecting into the existing drainage system within Hen Lon Dyfnia, to prevent the backflow of any external flood water into the development system. The details and location of the non-return flow valve shall be agreed in writing by the Local Planning Authority before it's location.

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

(07) Within 3 months of the date of the permission a detailed landscaping scheme for the reinstatement of the development site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details within 6 months of the date of this permission.

Reason: In the interest of visual amenity

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/364

Applicant: Director of Education, Skills and Young People

Description: Full application for the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area at

Site Address: Ysgol Gynradd Morswyn, Cyttr Road, Holyhead.



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the applicants and owners of the land.

Proposal and Site

The proposed site is located within the grounds of Morswyn Primary School which is adjacent to Cyttr Road within the town of Holyhead. The existing site is a grassed area adjacent to Cyttr Road and a green grassed area within the curtilage of the school with an existing polytunnel.

The proposed development is the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area.

Key Issues

The key issues are whether the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

Policies

Joint Local Development Plan

PCYFF2: Development Criteria
 PCYFF3: Design and Place Shaping
 PCYFF4: Design and Landscaping
 ISA2: Community Facilities
 Strategic Policy PS 5: Sustainable Development
 AMG5: Local Biodiversity Conservation

Technical Advice Note 12: Design
 Technical Advice Note 16: Sport, Recreation and Open Space
 Planning Policy Wales (Edition 12 February 2024)

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	Advice for the applicant.
Iechyd yr Amgylchedd / Environmental Health	Advice for the applicant.
Dwr Cymru Welsh Water	Had concerns regarding surface water drainage from proposed development. Amended design and confirmation that no increase of surface water will discharge into public sewerage system was provided by agent. Welsh Water had no objection to proposed development with conditions as part of any approval.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information and amendments to the plans. The agent provided amended plans and confirmation. The Highways Authorities confirmed they were satisfied with the proposed plans and information provided.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested an ecological survey and ecological enhancements. The agent provided amended plans and an ecological report. The council's Ecological Advisor was satisfied with the amended plans and report.
GCAG / GAPS	No observations received to date
Cyfoeth Naturiol Cymru / Natural Resources Wales	Did not consider that the proposed development affects a matter listed on their consultation topics.
Chwaraeon Cymru / Sport Wales	No observations received to date

Cynghorydd Pip O'Neill	No observations received to date
Cynghorydd Jeff M. Evans	No observations received to date
Cyngor Tref Caergybi / Holyhead Town Council	No observations received to date
Polisi Cynllunio / Planning Policy	Provided policy advice.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No observations received to date

Publicity

The proposal has been advertised twice through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations being the 26/01/2024 for the original application and 16/04/2024 for the amended application. At the time of writing this report one letter of representation have been received.

The one letter of representation had the following concerns to the original proposed development:

- I wish to object to the proposed new car parking area because of the constant noise and disruption it will cause day and night with cars, trucks, and van's parking and the devaluation of properties in the area.

Relevant Planning History

19LPA895/TR/CC - Codi estyniad i greu dosbarth a storfa yn / Erection of a classroom extension and storeroom at Ysgol Morswyn School, Caergybi / Holyhead. Caniatáu / Permitted 10/06/2008

19LPA959/CC - Cais llawn ar gyfer lleoli dosbarth symudol yn / Full application for the siting of a mobile classroom at Ysgol Gynradd Morswyn Primary School, Ffordd Cytir Road, Caergybi / Holyhead. Caniatáu / Permitted 06/07/2012

FPL/2019/162 - Cais llawn ar gyfer newid defnydd tir amaethyddol yn gae chwarae ar gyfer ysgol, codi ystafell ddosbarth symudol, codi ffensys a waliau terfyn ynghyd â gwaith tirlunio meddal a chaled yn / Full application for change of use of agricultural land into playing field for school, erection of mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Ysgol Morswyn School, Ffordd Cytir Road, Caergybi/Holyhead. Caniatáu / Permitted 08/08/2019

Main Planning Considerations

The application is for the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are if the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

(i) Siting, scale, design and appearance of the community building and associated works together with impact on the existing school and neighbouring properties

The proposed new community building will be sited in the Western corner of the site within the curtilage of the school playground. The building will be approximately 5m away from the school building and 6.2m away from the boundary shared with no.5 Llain Bryniau. The proposed use of the building is to be used by the community as a community space and by the school for additional classroom space. The building measures 12m in length, 8.5m in width, 3.9m to roofs highest point and 3.4m to the roofs lowest point.

The building will have one sloping roof with rendered and timber clad walls, ply membrane roof and aluminium windows and doors.

The proposed development will include 2m high fencing to prevent access from the community building onto the existing school playground. Access to the community building will be through existing and proposed fencing with gates through the fencing.

The proposed building will have windows that face onto the existing school playground and towards the boundary shared with no.5 Llain Bryniau. The agent has confirmed that the use of the community building will be very low during the day with the headmaster of the school having no objection to the windows. The boundary shared between the school and no.5 Llain Bryniau has an existing boundary wall measuring approximately 1.5m in height. As part of the proposed development a new 2m high fence will be erected adjacent to the boundary and will provide an additional screen to prevent overlooking.

The proposed buildings surface water will drain into the existing public drainage system. As part of the development the existing mobile classroom on site will no longer discharge its surface water drainage into the public sewerage system but connect it to the existing soakaway drainage system on site and increase its capacity so as to not increase the overall surface water drainage from the site into the public sewerage system. Welsh Water have been consulted on the proposed drainage system and confirmed they have no objection to the amended surface water drainage system.

The application included an ecological survey report with the proposed development including ecological enhancements and a Green Infrastructure Statement. The council's Ecological Advisor has been consulted on the application and is satisfied with the Ecological Enhancements and requested the mitigation steps within the report are followed as part of the development.

(ii) Proposed parking area together with impact on the existing school and neighbouring properties

The proposed staff car parking area will be sited adjacent to Cyttr Road and to the North of the existing school. The parking area will be constructed on an existing grassed area which is encircled by Cyttr Road and a one-way road that allows access to the schools existing car park and off-road parking. The parking area will have a new one-way vehicle access to the East and a vehicle exit to the West with 11 new staff car parking spaces. New pedestrian paths and crossing will be part of the development together with new signage.

The proposed staff car parking area will be located approximately 15m away from the boundary of no. 17 Llain Bryniau, 14m away from the boundary of no.1 Llain Bryniau and 16m away from the boundary of Tranallt. The existing road around the proposed site will remain together with the existing off-road car parking area.

The proposed parking areas surface water will discharge into the existing highway surface water drainage system. Welsh Water have been consulted on the proposed drainage system and confirmed they have no objection and requested a condition be included as part of any approval to confirm no surface water will discharge into their system.

(iii) Policy considerations

The Joint Local Development Plan (JLDP), Policy PCYFF 2 ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. The proposed community building and proposed staff car parking area will have minimal impact on the neighbouring properties with existing and proposed fencing preventing overlooking together with the scale of the developments not impacting adjacent roads or neighbouring properties. **JLDP Policy PCYFF 3** ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should complement or enhance the existing site and

surrounding area. The proposed community building and proposed staff car parking area will enhance the sites with additional community and classroom space, provide additional staff parking area and will compliment the existing area and its uses.

JLDP Policy ISA2 states that applications to enhance school facilities will be supported. The proposed development will enhance the schools use and provide a new community building for the area.

JLDP Policy TRA 2 states parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. The Highways Authority provided consultation on the original proposed design and requested further information and amendments to the plans. The Highways Authorities consultation response to the amended design confirmed they were satisfied with the proposed plans and information provided.

JLDP Policy TRA 4 states proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis. As previously stated above the Highways Authorities were satisfied with the proposed plans and information provided.

Conclusion

The proposed community building and staff car parking areas siting, scale, design and appearance is considered acceptable as it would not have a negative impact on the existing site, neighbouring properties or surrounding area and can be conditioned to reduce any negative impacts so as to comply with planning policies PCYFF 2, PCYFF 3 and ISA2 of the JLDP.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Existing Location & Block Plan – ED233-PL(00)01 – Dated November 2023
- Proposed Site Plan - ED233-PL(00)04 – Revision C - Dated 25/03/2024 – Received 05/04/2024
- Proposed Layout - 202122-YM-DES-015-0500-007 Revision G – Dated 26/06/2024 – Received 01/07/2024
- Proposed Elevations - ED233-PL(00)06 - Dated November 2023
- Proposed Floor Plan - ED233-PL(00)05 - Dated November 2023
- Proposed Section 104/106 Drawings – HAL-GN01075-C-ALL-GA-00-3001 – Revision P1 – Dated April 2024
- Report on Drainage Strategy – HALTEC – Reference GN01075/JDH/R01.0 – Dated March 2024
- Badger & Invasive Species Survey – Cambrian Ecology Ltd – SH2525981421 – Dated 07/03/2024

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No surface water from the proposed car parking area as detailed on the 'Proposed Layout' (drawing no. 202122-YM-DES-015-0500-007 Revision G – Dated 26/06/2024 – Received 01/07/2024) shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(04) Prior to the use of the building and car parking area hereby approved the bird nest box and bug hotel shall be installed on the building and on site as per drawing Proposed Site Plan - ED233-PL(00)04 – Revision C - Dated 25/03/2024 – Received 05/04/2024 and Proposed Elevations - ED233-PL(00)06 - Dated November 2023 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, PCYFF 4, ISA 2, PS 5, AMG 5

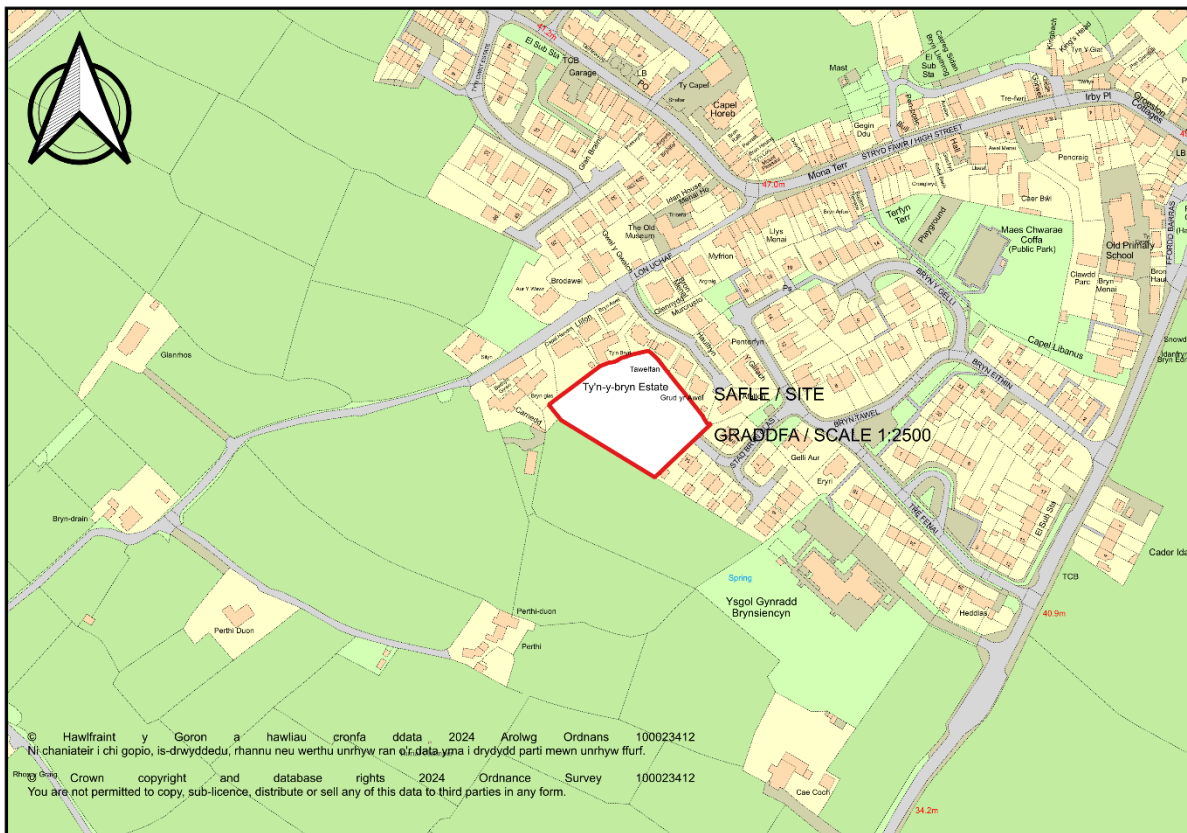
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2024/31

Applicant: DU Construction Ltd

Description: Application under Section 73A for the variation of condition (18) (future maintenance of access and estate roads) so as to submit the information after commencement of work on site and condition (22b) (report of archaeological work) so as to produce the information within 18 months of completing archaeological fieldwork of planning permission reference FPL/2022/46 (erection of 12 dwellings) on

Site Address: Land near Bryn Glas Estate, Brynsiencyn.



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee as the initial application on site, FPL/2022/46, was approved by the Committee in July 2022.

Proposal and Site

The application site is the new residential development to the northwest of Bryn Glas Estate, within the development boundary of Brynsiencyn as defined by the Joint Local Development Plan (JLDP).

This is an application under Section 73A for the variation of conditions (18) and (22b) of planning permission reference FPL/2022/46 so as to provide the information beyond the timeframe specified by the conditions.

Key Issues

The key issue is whether the information submitted to comply with conditions (18) and (22b) is acceptable and whether the statutory consultees are satisfied with the information provided.

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Strategic Policy PS 2: Infrastructure and Developer Contributions
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG):

Affordable Housing (2004)
Design Guide for the Urban and Rural Environment (2008)
Parking Standards (2008)
Planning Obligations (2008)
Housing Mix (October 2018)
Maintaining and Creating Distinctive and Sustainable Communities.
Open Space in New Residential Development (2019)

Planning Policy Wales – 12th Edition (2024)

Technical Advice Notes:

Technical Advice Note 2: Planning and Affordable Housing
Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 11: Noise (1997)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Welsh Language

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections to discharging the condition as agreement for the Isle of Anglesey County Council to adopt the estate road and be responsible for its future maintenance is currently in draft stage. The full agreement should be signed over the coming weeks.
GCAG / GAPS	The archaeological mitigation report meets the requirements set out and the condition can be discharged.
Cynghorydd Dafydd Roberts	No response received.
Cynghorydd Alwen Pennant Watkin	No response received.
Cyngor Cymuned Llanidan Community Council	No response received.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecological comments for the conditions subject to this application.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed in the local paper. The latest date for the receipt of any representation was the 10/06/2024. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

FPL/2022/46 – Full application for the erection of 12 dwellings together with the creation of an internal access road and associated works on Land near Bryn Glas Estate, Brynsiencyn. Approved 23/01/2023.

DIS/2023/12 – Application to discharge condition (02) (Method statement for the removal, disposal and eradication of Montbretia), (04) (Landscape), (05) (Construction Environmental Management Plan), (12) (Construction Traffic Management Plan), (22) (Specification of archaeological work) of planning permission FPL/2022/46 (erection of 12 dwellings together with the creation of an internal access road and associated works) at Land near Bryn Glas Estate, Brynsiencyn. Condition Discharged 13/04/2023.

MAO/2023/2 - Minor amendments to scheme previously approved under planning permission FPL/2022/46 (erection of 12 dwellings together with the creation of an internal access) so as to allow amendments to the design and boundary treatment at Land near Bryn Glas Estate, Brynsiencyn. Approved 04/05/2023.

Main Planning Considerations

Proposal and Site

The application site is the new residential development to the northwest of Bryn Glas Estate, within the development boundary of Brynsiencyn as defined by the Joint Local Development Plan.

This is an application under Section 73A for the variation of conditions (18) and (22b) of planning permission reference FPL/2022/46 so as to provide the information beyond the timeframe specified by the conditions.

Planning application reference FPL/2022/46 was approved in January 2023 for the erection of 12 dwellings together with the creation of an internal access road and associated works. The development was nearing completion when a site visit was undertaken in June 2024, such that conditions (18) and (22b) of FPL/2022/46 could not be dealt with under a discharge of conditions application.

Condition (18) (Future Maintenance of Access and Estate Roads)

Condition (18) of FPL/2022/46 states:

(18) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

A 'Porous Paved Highway Maintenance Schedule' was submitted to support the application. The Highways Department had no objections to the document and stated that an agreement for the Isle of Anglesey County Council to adopt the estate road and be responsible for its future maintenance is currently in draft stage. The full agreement should be signed over the coming weeks. As such, the condition can be discharged. The LPA would not be agreeable to the complete removal of the condition as its retention following discharge ensures that the maintenance and management of the estate road is enforceable.

Condition (22b) (Report of Archaeological Work)

Condition (22) of FPL/2022/46 states:

(22) (a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

(b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons:

- 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.*
- 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).*

Condition (22a) was discharged in April 2023 under application reference DIS/2023/12. An archaeological mitigation report was submitted to support this application, which meets the requirements of the Gwynedd Archaeological Planning Service (GAPS) who have no objections to the condition being discharged.

Ecology and Biodiversity

Matters relating to ecology and biodiversity were approved as part of the original application on site. The existing hedgerows were retained as part of the development, with a landscaping plan showing this along with additional tree planting. Additional planting was also proposed around the site together with the inclusion of bat tubes on the dwellings. This will provide overall biodiversity enhancements as part of the

development, in accordance with policy AMG 5 and the Environment Wales Act (2016) and will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

Conclusion

There has been no policy change since the original planning application was approved. The information submitted to comply with conditions (18) and (22b) of FPL/2022/46 are acceptable and the statutory consultees are satisfied, such that the conditions can both be discharged.

Recommendation

That the application is permitted subject to the following conditions:

(01) No development shall commence until a detailed method statement for the removal, disposal and eradication of Montbretia on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To control and prevent any invasive species present on the site.

Condition (01) has been discharged under planning application DIS/2023/12

(02) The site shall be landscaped strictly in accordance with Stiwdio Owens Soft Landscape Design 646-STO-00-00-DR-L-0001 P03 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

(03) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

Condition (03) has been discharged under planning application DIS/2023/12

(04) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

- The sustainability of the construction methods to be employed;
- Full specification(s) of external lighting (if any)
- Working hours during the construction
- Dirt and dust control measures and mitigation
- Noise, vibration and pollution control impacts and mitigation;
- Existing hedge and tree protection measures.
- Height, specification and colour of any safety all fencing and barriers to be erected in the construction of the development hereby approved.
- Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

Condition (04) has been discharged under planning application DIS/2023/12

(05) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(06) The dwellings shall not be occupied until the access road shown on plan BSC-SAL-A1-ZZ-DR-A-0003 Rev P6 has been constructed to the base course level.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(07) The estate road shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwelling(s) which it serves.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(11) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**

- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

Condition (11) has been discharged under planning application DIS/2023/12

(12) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access

(15) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(16) The details to be submitted for approval in writing by the Local Planning Authority shall include:

- **the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.**
- **the location and the type of street lighting furniture.**

The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(17) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

Condition (17) has been discharged under planning application VAR/2024/31

(18) The application site shall be developed strictly and entirely in accordance with the Preliminary Ecological Assessment by Cambrian Ecology dated 9th November, 2021.

Reason: In the interests of ecology.

(19) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

(20) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/46. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: In the interests of amenity.

(21) (a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

(b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons:

- 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.
- 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

Condition (21a) has been discharged under planning application DIS/2023/12. Condition (21b) has been discharged under planning application VAR/2024/31.

(22) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan BSC-SAL-A1-ZZ-DR-A-0001 Rev P2**
- **Transport Statement Location Plan – 004 Rev P01**
- **7P4B House Elevations and Floorplans - BSC-SAL-05-ZZ-DR-A-0013 Rev P8**
- **4P2B Bungalow Elevations and Floorplans - BSC-SAL-02-ZZ-DR-A-0010 Rev P8**
- **4P2B House Elevations and Floorplans - BSC-SAL-03-ZZ-DR-A-0011 Rev P6**
- **5P3B House Elevations and Floorplans - BSC-SAL-04-ZZ-DR-A-0012 Rev P7**
- **Proposed Site Plan - BSC-SAL-01-ZZ-DR-A-0600 Rev P4**
- **Proposed boundary treatment plan - BSC-SAL-01-ZZ-DR-A-0602 Rev P2**
- **Proposed Streetscene Elevations - BSC-SAL-01-ZZ-DR-A-0005 Rev P5**
- **Planning 3D View 1 - BSC-SAL-01-ZZ-DR-A-0006 Rev P7**
- **Planning 3D View 2 - BSC-SAL-01-ZZ-DR-A-0007 Rev P8**
- **Soft Landscape Design – 646-STO-00-00-DR-L-0001 Rev P05**
- **Soft Landscape Details - 646-STO-00-00-DR-L-0002 Rev P00**
- **Section 38 Highway Construction Details – 017 Rev C01**
- **Section 38 Highway Setting Out Layout – 015 Rev C02**
- **Section 38 Highway Long Sections – 016 Rev C01**
- **Section 38 Highway Adoption Layout – 023 Rev C02**
- **S38 Surface Finishes and Kerbing Layout – 014 Rev C02**
- **Plot Setting Out Layout – 020 Rev C02**
- **Section 104 Agreement Layout – 009 Rev C03**
- **Proposed Areas Plan – 008 Rev C01**
- **Transport Statement Zoning Plan – 003 Rev C01**
- **Finished Levels and Retaining Walls Layout – 013 Rev C02**
- **Proposed Drainage Details Sheet 1 – 010 Rev C01**
- **Infiltration Rate Zoning Plan – 022 Rev C02**
- **Proposed Flood Routing Plan – 007 Rev C02**
- **Preliminary Ecological Assessment – Cambrian Ecology Ltd dated 9.11.21**
- **Welsh Language Statement – February 2022**
- **Design and Access Statement – February 2022**
- **Drainage Strategy – November 2021 Rev P01**
- **Transport Statement – October 2021 Rev P03**

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: TAI4, TAI15, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, ISA1, ISA2, ISA5, PS4, PS2, PS5, PS6, AT4, AMG 5

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/66

Applicant: Mr. Matthew Venables

Description: Full application for the erection of an agricultural shed at

Site Address: Bryncelli Ddu, Llanddaniel



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Permit

Reason for Reporting to Committee

The application is called in to be determined by the planning committee at the request of local member Dafydd Roberts due to concerns in relation to the scale of the shed and its environmental impacts, with particular concern shown towards the Afon Braint.

Proposal and Site

The site is located in the open countryside of the Llanddaniel area, with access afforded to the site via a private track leading from an un-named highway which links Llanddaniel to the coastal A4080. The access track is also noted to be a designated public right of way. The application site lies outside of any landscape designations, although the Southern Anglesey Estatelands Special Landscape Area lies some

90m to the east. The local landscape is dominated by open farmlands with enclosures divided by mature hedgerows, with higher wooded areas located to the west and east of the application site. Development is sparsely located, with agricultural again being the dominant use along with residential properties. To the South of the site, the Bryn Celli Ddu Burial Chamber is located in an open enclosure and some 350m from the public highway. The application site itself is part of an agricultural holding and lies in very close proximity to a range of existing sheds on the holding. The area subject to this application is currently used as a yard and as an area for clamping silage.

The application is made for the erection of an agricultural shed which will be used to house the existing livestock on the farm. The enterprise is primarily involved in milk production, with a herd of 1,499 animals. It is stated by the agent that 530 of these animals were born on the farm but are currently being reared off farm and will be brought back onto the farm for milking when they come to age. The proposed shed is large in scale, with an external footprint of 2220m². In terms of dimensions, the shed will measure as follows;

73m in length
 30m in width
 7.4m in height

The shed will be finished in cement sheet roofing and timber panelling/pre-cast concrete panels.

Key Issues

The key issues of the scheme are considered to be as below;

- Justification
- Principle of Development
- Visual impact
- Design
- Ecology/Environmental
- Highways

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Planning Policy Wales (Edition 12, February 2024)

Policy TRA 4: Managing Transport Impacts

Response to Consultation and Publicity

Consultee	Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Limited scope for archaeological remains due to previous disturbance.

Draenio / Drainage	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with ecological enhancement features and Green Infrastructure Statement.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives.
Henebion Cofrestredig Cadw Scheduled Monuments	Scheme will result in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.
Swyddog Llwybrau Troed / Footpaths Officer	No response.
Cynghorydd Dafydd Roberts	Called in to committee due to concerns relating to pollution and highways matters.
Cynghorydd Alwen Pennant Watkin	No response.
Cyngor Cymuned Llanddaniel Fab Community Council	Concerns raised in regards to pollution of Afon Braint and impact on road safety. Additional comments received in relation to lack of consultation by developer and inadequacy of information provided with application. Concern also raised with footpath nearby.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties along with the placing of a notice near the site and a notice in the local press. The latest date for representations to be made was the 24/05/2024. At the time of writing this report, 1 letter of objection had been received which raised the following issues;

- Inadequate justification for proposal
- Expansion of agri-industrial complex in rural setting
- Water quality issues for Afon Braint
- Highway safety
- Amenity issues (landscape, lighting, noise)

In response to the comments, the LPA would comment as follows;

- Justification will be addressed in full under relevant subheading below.
- By nature agricultural development is most suitable in a rural setting.
- NRW raised no concern with water quality issues.
- Highways raised no concern in relation to highway safety.
- The site is distant from all neighbouring properties and as such it is not considered that it would effect amenity to a degree that would justify refusal on this basis.

Relevant Planning History

21C170 - Retrospective application for the retention of works already commenced and erection of a milking parlour, yard, slurry lag - Bryn Celli Ddu, Llanddaniel Fab. Approved 21/09/2016

21C170A/DIS - Application to discharge condition (02) (programme of archaeological works) of planning permission 21C170 at Bryn Celli Ddu, Llanddaniel Fab. Discharged 13/01/2017

Main Planning Considerations

Justification/Principle of Development

There is no specific policy contained within the Joint Local Development plan in relation to agriculture, however it must be noted that agricultural development is noted in Planning Policy Wales and Technical Advice Note 6 as being a key part of rural communities and adopts a positive ethos in regards to such developments. As such, it is considered that the principle of agricultural development in general is well accepted, with the key matters in relation to such developments coming down to its individual merits and other material considerations such as is noted below in this report.

In terms of the justification for the development, the agricultural holding itself is very large, extending to over 650 acres and 1,499 animals. Having visited the site, it was observed that there was limited indoor accommodation for the number of stock held by the enterprise. It was also observed that the area proposed for the shed is already developed with cubicles for cattle. Due to the above, the department are satisfied there is ample justification for the development and that it is commensurate with the needs of the enterprise.

Visual impact/Design

Owing to the position of the site outside of any designated landscapes, policies PCYFF 3 and PCYFF 4 are considered the relevant policies in considering the visual merits of the scheme. The main objectives of policy PCYFF 3 is to ensure developments are of high quality design which is sympathetic to the site and its surroundings. It is additionally required that proposals complement and enhance the appearance of a site and its surroundings. PCYFF 4 broadly follows the same thrust, with its main goal being to seek to ensure that new developments integrate into the landscape in a way which does not cause visual harm.

The shed includes a design which is typical for agricultural buildings, with several similar sheds in existence in the wider area. As such, it is not considered the scheme is proposing an alien feature in this high quality open countryside landscape. Its visual appearance is obvious in its proposed use for agriculture which reflects the surrounding dominating land use. In consideration of this, the department have no objections to the design of the scheme.

As noted above, the shed is very large in scale and as such its visual impact and integration into the wider landscape is imperative to the overall acceptability of the scheme. As identified in the site description, the landscape surrounding the site varies in elevation, with the application site itself in a flat plain which is flanked to the east and west by higher wooded ground. Combined with the fact that the site is set back some 600m from the public highway, the shed would not be seen as a dominant feature of the landscape and would not be seen against the skyline. In addition to this, the shed will be seen in the context of the existing farm complex and it is not considered that the shed would introduce any new visual impacts or exacerbate any existing visual impacts to an extent that warrants refusal as its close proximity to existing development ensures it relates well in terms of its visual relationship. Due to the above, the LPA do not consider that there are landscape grounds for refusal and subsequently are satisfied with the schemes merits in this context.

The site is located in the locality of a number of scheduled monuments as noted below;
AN002 Bryn Celli Ddu Chambered Tomb
AN084 Tyddyn-Bach Standing Stone
AN085 Bryn-Celli-Ddu Standing Stone

CADW were consulted for comment in regards to this aspect of the scheme and raised no concern, stating that the shed will be prominently visible from the monument but will be seen in the context of the existing farm complex at Bryncelli Ddu which includes foreground storage towers that exceed the proposed building in height. As such whilst there will be some visual change in this view from the monument this will have a minor effect on the way that it is experienced, understood, and appreciated,

resulting in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.

Ecology/Environmental

The potential environmental impacts of the scheme was one of the primary issues raised by the Community Council, Local Member and single objector. Before discussing this matter, it is important to note that this scheme is not made in order to increase the number of animals on the holding but simply to better accommodate the existing stock which is part of the holding. As such, there will not be any increase in pollutants generated by the farm. It is again noted that the area proposed for the shed is already used to house animals and is used as a loafing yard with cubicles for cattle. The roofing of this area will prevent rain from washing over manure and as such it could be said the scheme will improve the manure management of the farm. The application submission was accompanied by details of slurry calculations and storage capacity, which were assessed by NRW as the specialists in this field. NRW had no objections in relation to the scheme following having sight of this information.

Under policy AMG 5 and the Councils duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of concrete swallow nesting cups on the building along with a substantial section of new hedgerow around the existing slurry pit, which were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The document was considered satisfactory and commensurate with the scale of the application.

Highways

Policy TRA 4 of the JLDP seeks to ensure that no unacceptable harm is caused to highway operation, with the degree of unacceptable harm to be determined by the local authority on a case by case basis. As mentioned previously, the scheme does not seek to intensify operations at the farm in terms stock numbers but more seeks to better manage and accommodate existing stock. In land use terms, the shed is not considered to be an intensification of the use and therefore it is not expected that the highway arrangements would be altered. No concerns or comments were raised by the highways department and as such it is considered the highways aspect of the scheme is acceptable.

Conclusion

The scheme was assessed against all relevant policies of the Joint Local Development plan and it was found to be in conformity with all relevant policies. No other material considerations were encountered which indicated a decision other than of conditional approval was justified. The scheme will allow the agricultural enterprise to better manage and accommodate its existing livestock assets and would not give rise to any negative impacts in terms of amenity or visual harm. The scheme is therefore recommended for approval.

Recommendation

To approve subject to the below conditions;

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan / 2302/90/01 PL-B**
- **Landscaping and Ecology Plan / 2302/50/01 PL-B**
- **Proposed Elevations / 2302/00/10 PL-A**
- **General Arrangement Plan / 2302/00/04 PL-B**
- **SuDS Strategy / 2302/70/01 PL**
- **Proposed Site Plan / 2302/00/02 PL**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) The site shall be landscaped strictly in accordance with the Landscaping and Ecology Plan [2302/50/01 PL-B] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(04) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, AMG 5, TRA 4, PS 19.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

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Planning Committee: 24/07/2024

13.1

Application Reference: MAO/2024/4

Applicant: Beech Developments

Description: Minor amendments to scheme previously approved under planning permission FPL/2022/53 so as to amend the finishing material at

Site Address: Cae Braenar, Penrhos, Holyhead



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Reason for Reporting to Committee

For information.

As the original planning application, reference FPL/2022/53, was approved by the Planning and Orders Committee, the Local Planning Authority would like to inform Members that a minor amendment application was approved on the 14th June, 2024 in order to amend the finishing material.

Application Reference: RM/2024/1

Applicant: AMP Construction

Description: Application for reserved matters for the erection of 10 dwellings along with information to discharge condition (05) (Construction Traffic Management Plan), condition (06) (Access Arrangement) and condition (09) (Public Watermain) of planning permission OP/2021/10 at

Site Address: Land adjacent to, Tyn y Ffynnon, Llannerch-y-medd



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Reason for Reporting to Committee

For information.

As the original outline application OP/2021/10 was approved by the Planning Committee, the Local Planning Authority would like to inform Members that a Reserved Matters application was approved on the 7th June, 2024.

Application Reference: MAO/2024/7

Applicant: Clwyd Alun Housing Association

Description: Minor amendments to scheme previously approved under planning permission FPL/2022/71 so as to amend the design at

Site Address: Tre Angharad, Bodedern



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Reason for Reporting to Committee

For information.

As the original planning application, reference FPL/2022/71, was approved by the Planning and Orders Committee, the Local Planning Authority would like to inform Members that a minor amendment application was approved on the 3rd July, 2024 in order to amend the finishing material.

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